

TRUST DEED INVESTMENT OPPORTUNITY!

NOTE SECURED BY A 1ST TRUST DEED AND 2ND TRUST DEED ON CROSS COLLATERAL PROPERTY

→ 2400 E 70th St, Los Angeles, CA 90033
and Cross Collateral Property -- 2584 Verde Ave, Los Angeles, CA 90033

Matures June 1, 2021
Offering Date: July 1, 2020



1971 W 190th Street, Suite 200
Torrance, CA 90504
Mark Granger
DRE # 00848783
310-323-1550 x 26

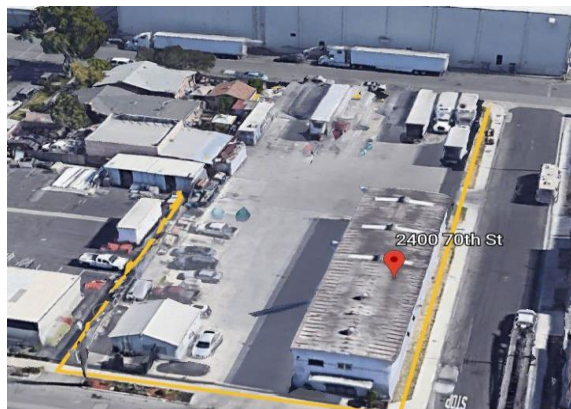
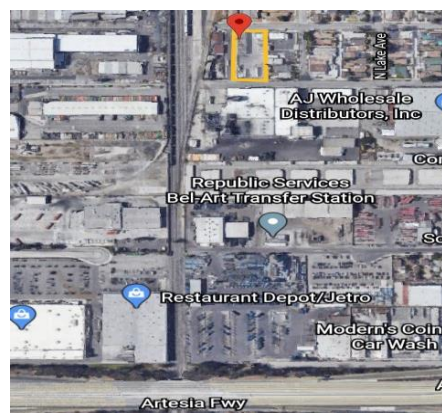
mgranger@grangerco.com
www.pacificwestfund.com

See 2nd Page



Loan History	
Type of Loan	1 st Trust Deed - Interest Only
Loan Amount	\$1,600,000 PVMF + \$340,000 Cross Collateral 1 st
Interest Rate	9.75%
Term	24 Months
Origination Date	5/17/19
Maturity Date	6/1/21
Payment History	
Payment Amount Monthly	\$13,000.00
Payment Amount Annually	\$156,000.00
Interest in Arrears (If Applicable)	Current

Description of Property	
Property Type	Industrial – Warehouse
Zoning	M2 - Light Industrial
Assessor's Parcel Number (APN)	7113-008-042
Structure Square Footage	6,176
Lot Square Footage	16,743
County	Los Angeles



Valuation	
Valuation Based on Comparable Sales from 9/1/19 to 2/15/20	\$2,900,000 (Comprised of \$1.25m for this Property + \$1.65m Cross Collateral)
Average per Square Foot	Not Applicable with Cross Collateral Property
Loan to Value (LTV)	67% Combined Loan to Value (CLTV)

SPECIAL NOTE:

This investment is appropriate for Investors who have no need for immediate liquidity in their investments and who have adequate means of providing for their current financial needs, obligations, and contingencies.