

TRUST DEED INVESTMENT OPPORTUNITY!

NOTE SECURED BY A 1ST TRUST DEED

115 E. Lanzit Avenue
 Los Angeles, CA 90061
 Matures May 1, 2021
 Update: July 1, 2020

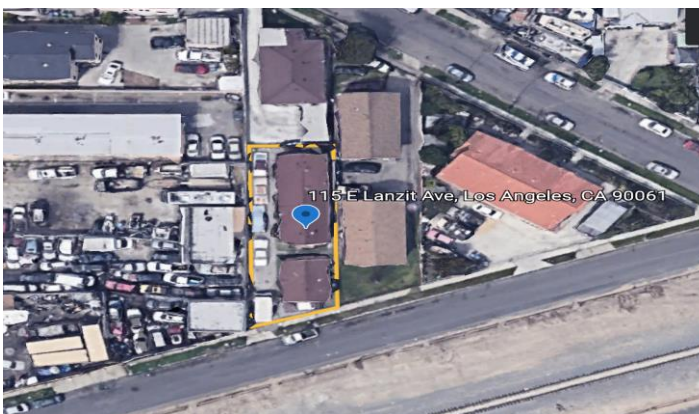
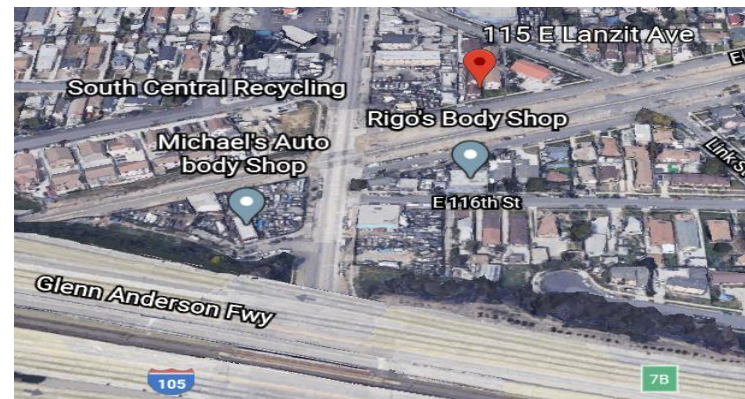


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Loan History	
Type of Loan	1 st Trust Deed - Interest Only
Loan Amount	\$300,000
Interest Rate	9.25%
Term	18 Months
Origination Date	10/17/19
Maturity Date	5/1/21
Payment History	
Payment Amount Monthly	\$2,312.50
Payment Amount Annually	\$27,750.00
Interest in Arrears (If Applicable)	Current

Description of Property	
Property Type	Multi Family Residence – 4 Units
Zoning	C2 – Commercial
Assessor's Parcel Number (APN)	6083-001-005
Structure Square Footage	1,734
Lot Square Footage	4,670
County	Los Angeles



Valuation	
Valuation Based on Comparable Sales from 9/1/19 to 2/15/20	\$480,000
Average per Square Foot	\$277
Loan to Value (LTV)	63%

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.