

TRUST DEED INVESTMENT OPPORTUNITY!

NOTE SECURED BY A 1ST TRUST DEED

1858 W 78th Street
 Los Angeles, CA 90047
 Matures October 1, 2020
 Offering Date: July 1, 2020



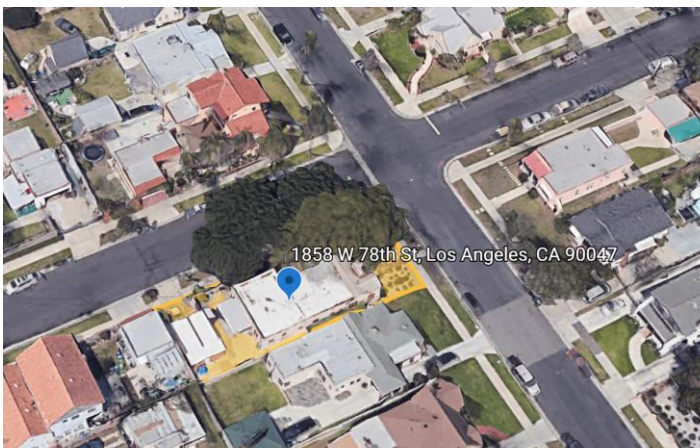
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Loan History	
Type of Loan	1 st Trust Deed - Interest Only
Loan Amount	\$350,000
Interest Rate	8.99%
Term	12 Months
Origination Date	10/4/19
Maturity Date	10/1/20
Payment History	
Payment Amount Monthly	\$2,622.08
Payment Amount Annually	\$31,465.00
Interest in Arrears (If Applicable)	\$2,622

Description of Property	
Property Type	Single Family Residence
Zoning	R1 – Single Family Dwelling
Assessor's Parcel Number (APN)	6017-025-018
Structure Square Footage	2,022
Lot Square Footage	6,699
County	Los Angeles



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Valuation	
Valuation Based on Comparable Sales from 9/1/19 to 2/15/20	\$775,659 - \$250,000 Completion Costs = \$525,659 Valuation
Average per Square Foot	\$384
Loan to Value (LTV)	67%

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.