

Trust Deed Investment

6501 San Pablo Ave., Ste. A, Emeryville & 1423 Kains Ave., Berkeley

Loan Number: 2670



LOAN INFORMATION

Loan Amount:	\$550,000
Note Rate:	10%
Term (months):	36
Monthly Interest Only Payment:	\$4,583.33

YOUR INVESTMENT

Your Investment:	\$100,000
Your Yield:	9%
Your Monthly Interest:	\$750



PROPERTY INFORMATION – 6501 San Pablo Ave.

Property Type:	Residential – Condominium
Market Value Estimate:	\$700,000
Loan Position:	First
Price PSF:	\$492
Beds / Baths / SF:	2 / 1 / 1,422
Property Description:	Residential condominium built in 2006.



PROPERTY INFORMATION – 1423 Kains Ave.

Property Type:	Residential – Fourplex
Market Value Estimate:	\$2,000,000
Loan Position:	Second
Price PSF:	\$662
Balance Existing 1 st Loan:	\$825,000
LTV Existing 1 st Loan:	41.25%
Beds / Baths / SF:	5 / 5 / 3,019
Property Description:	Fourplex built in 1910 and extensively renovated in 2012.

The Borrower owns a significant rental real estate portfolio in the Oakland/Berkeley area and is seeking to unlock trapped equity in the San Pablo condominium.

After reviewing the property, out of an abundance of caution, Casco Financial determined that additional collateral

would be required to secure the loan for our investors. The Borrower has addressed this need by offering a low-leverage, fully renovated fourplex as secondary collateral.

CROSS-COLLATERALIZATION SUMMARY

Combined Value:	\$2,700,000
Combined Debt:	\$1,375,000
Combined LTV:	50.9%
Equity:	\$1,325,000

In summary, Casco Financial will have a safe 50.9% combined LTV loan secured by a first position on the San Pablo condominium and a second position on the 1423 Kains fourplex.