

Trust Deed Investment

30725 Brae Burn Ave, Hayward & 2070 Canyon Crest Ave, San Ramon

Loan Number: 2673



LOAN INFORMATION

Loan Amount:	\$800,000
Note Rate:	10.00%
Term (months):	12
Monthly Interest Only Payment:	\$6,666.67

YOUR INVESTMENT

Your Investment:	\$100,000
Your Yield:	9.00%
Your Monthly Interest:	\$750



PROPERTY INFORMATION – 30725 Brae Burn Ave, Hayward

Property Type:	Single Family Residential
Market Value Estimate:	\$1,000,000
Loan Position:	First
Price PSF:	\$840
Beds / Baths / SF:	3 / 2 / 1,190
Property Description:	Single Family home built in 1955



PROPERTY INFORMATION – 2070 Canyon Crest Ave, San Ramon

Property Type:	Single Family Residential
Market Value Estimate:	\$2,200,000
Loan Position:	Second
Price PSF:	\$779
Balance Existing 1 st Loan:	\$950,000
LTV Existing 1 st Loan:	43.18%
Beds / Baths / SF:	4 / 3 / 2,824
Property Description:	Single Family home built in 1989 and extensively renovated in 2019

The Borrower is an experienced contractor, whom Casco Financial has completed several successful loans with, and is seeking to purchase and extensively renovate the Hayward single family home for a fix and flip.

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 single family home as secondary collateral.

In summary, Casco Financial will have a safe 54.69% combined LTV loan secured by a first position on 30725 Brae Burn Ave in Hayward and a second position on the 2070 Canyon Crest property in San Ramon.

CROSS-COLLATERALIZATION SUMMARY

Combined Value:	\$3,200,000
Combined Debt:	\$1,750,000
Combined LTV:	54.69%
Equity:	\$1,450,000