



**TRUSTDEED
CAPITAL**

Orange County Home, CA (Mission Viejo)

25791 Chrisanta Drive, Mission Viejo, Ca. 92691

**Investment Property
with \$75,000 in upgrades**

1st Trust Deed Investment

Appraisal Date: **March 29th, 2012**

Our borrower is a seasoned Real Estate Rehabber who has years of experience flipping properties. Similar homes in this area have rented for \$2,300/month. This pride of ownership neighborhood home offers 2,000 sq. ft. of living space, 3 bedrooms, 2 baths, 2 car garage on 11,622 sq. ft. lot.



Appraised Value:	\$510,000
Loan Amount:	\$308,000
Loan-to-Value Ratio:	61%
Protective Equity:	\$202,000
Investor Yield:	10%

Term:	9 Months
Maturity Date:	Feb. 1, 2013
Monthly Payment:	\$2,566.67
Property Type:	SFR
Occupancy:	Non-Owner



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For additional information:

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Disclosure: The above available Trust Deed Summary should not be used to make an investment decision. It is presented for the purpose of helping you select opportunities that may meet your personal investment goals. Upon request, we will complete a "due-diligence investor package."