



## LOCATION: BURBANK, CA

AFTER REPAIR VALUE: \$1,400,000

PURCHASE PRICE: \$830,000

LOAN AMOUNT: \$581,000

LTV: 70.0% ARV: 41.5%

NET YIELD: 8%

PAYMENT TO LENDER: \$3,873 MO.

TERM OF LOAN: 1 YEAR WITH

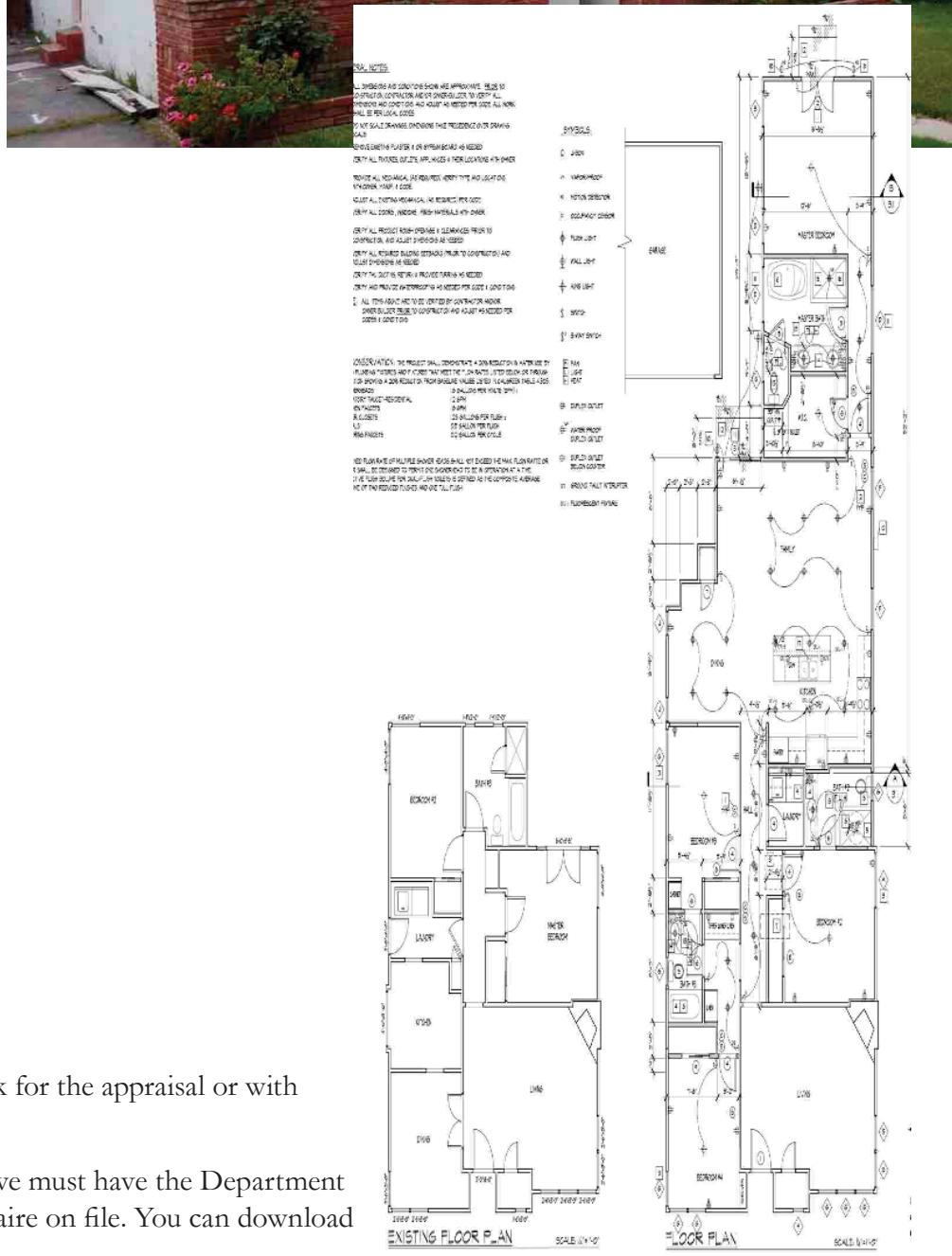
## Property Facts:

2 bedroom, 1 bathroom, 1,037 s.f. property built in 1938.

Experienced investor adding 1,400 s.f. to expand to a 4 bedroom, 2 bathroom.

With added square feet and repairs, expected value of \$1.4 million.

Renovation will include expansion, new kitchen, new flooring, new/updated bathrooms, new windows, and repairs to plumbing, landscaping, and electrical.



## Interested in this trust deed?

1. Call (951) 823-8262 or email [craig@thenorrisgroup.com](mailto:craig@thenorrisgroup.com) and ask for the appraisal or with questions
2. To place any investment on hold, we must have the Department of Real Estate Investor Questionnaire on file. You can download that at