

Private Lending Case Study

17848 Ivy Avenue, Fontana, CA 92335

Funding Date: September 20, 2011

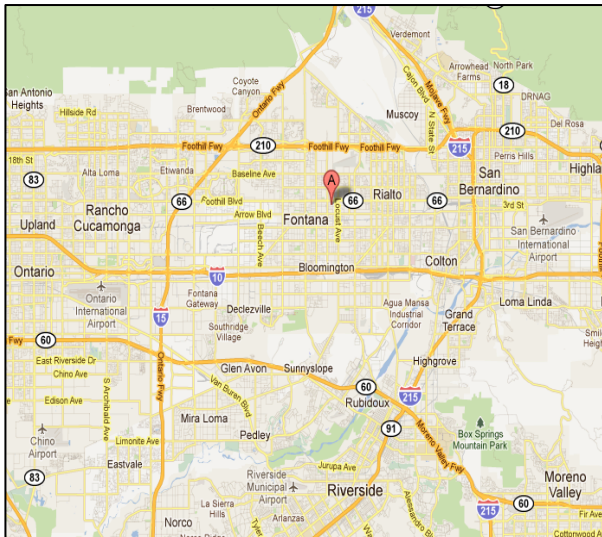
Repayment Date: December 09, 2011

Private Investor Loan for Remodel Project in Fontana, CA That Paid Out a 10.99% Return on Investment in Three Months!

This funding opportunity was for 50% (Fifty percent) of a second position real estate investment loan in the amount of \$21,000 USD that was used towards the acquisition and renovation of a single family residence in Fontana, CA. The renovation project took just over 30 days to complete, went under contract in only 3 days and closed escrow in 45 days. This loan was secured by a Deed of Trust on the above mentioned property and borrower agreed to allow investor to participate in profits of sale.

Property Information

17848 Ivy Avenue was a 1,099 square foot single-family residence built in 1955. It had 3 bedrooms, 1&1/2 bath and was located in San Bernardino County, CA. Properties in close proximity of this home had a median listing price of \$219,000 and a median sold price per square foot of \$119. 17848 Ivy Avenue is part of the Fontana neighborhood and part of the Fontana Unified School District.



Below are both the projected and actual returns for this investment:

Projected Returns

Investment Amount:	\$21,000.00
Loan Term:	4-Months
Loan Type:	Interest Only
Interest Rate:	8.00%
Projected Return on Investment:	10.80%
Annualized Rate of Return:	32.40%

Actual Returns:

Investment Amount:	\$21,000.00
Loan Term:	3-Months
Loan Type:	Interest Only
Interest Rate:	8.00%
Actual Return on Investment:	10.99%
Annualized Rate of Return:	43.96%

Return On Investment (ROI) - A performance measure used to evaluate the efficiency of an investment or to compare the efficiency of a number of different investments. To calculate ROI, the benefit (return) of an investment is divided by the cost of the investment; the result is expressed as a percentage or a ratio.

Additional Information:

For additional information on this case study or future private lending opportunities please contact:

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