

JNK Ventures, LLC

1611 Crenshaw Blvd. Suite 221, Torrance, CA 90501

Office: (310)257-8964, Fax: (310)499-5202

E-mail: Info@JNKVentures.com

TRUST DEED OPPORTUNITY

Your Monthly Return: **\$ 700**
What You Lend: **\$ 60,000**



Funding Date:	Friday, May 23rd
Subject Address:	844 West Crumley St., West Covina, CA
Property Type:	SFR
Zoning:	R1
Term (Months):	36 months
Your Lien Position:	2nd Trust Deed
Interest Rate:	13.99%
Senior Lien Balance:	\$196,000
Senior Lien Payment:	\$ 1418.00 (impounded)
Combined Loan to value:	< 60%
Property Value (10x gross):	\$435,000
Security documents:	Promissory Note/California Deed of Trust
Exit Strategy:	Refinance
Loan Officer Contact:	Grace Garcia
Fractionalized:	N/A
Pre-Pay Penalty:	1yr
Purpose/Comments/Notes:	Cash out loan to payoff debt, make some home improvements & some reserves. Borrowers plan consolidate 1 st & 2 nd in 3 yrs with a conventional lender.



FRONT OF SUBJECT



REAR OF SUBJECT



STREET SCENE

Borrower's Name
Your Initials, DATE, F or D