

Cold Case #1: Borrower in Default.

Alliance cures a cold deal in 3 Arch Bay!

- Situation:**
- SoCal coastal property owner wants to pull cash out to start a business
 - Prime Real Estate: \$3 million house in Three Arch Bay
 - Well Secured: Only \$500K owed on 1st Trust Deed

- Challenge:**
- The borrower is in default
 - The borrower is unemployed

- Solution:**
- Alliance created a \$200K 2nd Trust Deed
 - Loan rate was 12.99%, with a 5 point fee

- Result:**
- Alliance cured the default
 - Owner got cash out to start a business
 - Broker got 2.5 points on the transaction



For over 10 years...

We have been SoCal's direct lending authority—specializing in custom coastal loans for residential, commercial and mixed use. We know the markets. We have the investors. We pay an average of 2+ points. If a deal can be done, we make it happen.

1-888-827-2001

Ask for Jim Perry, President & CEO.

www.allianceportfolio.com

To learn more, or submit an application.

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Custom Coastal Loans

Alliance Portfolio is a recognized expert in the field of real estate investment. We are an approved continuing education instructor for mortgage pools and mortgage-backed securities in California, as well as a member and platinum sponsor of the OC Financial Planners Association.