



## SELLER FINANCING OPPORTUNITY

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**83298 Argus Ave, Trona, CA**  
36-Unit Multifamily Investment

The seller is offering **attractive seller financing terms**, providing investors with a unique opportunity to acquire and reposition this 36-unit multifamily asset with flexible entry and reduced reliance on traditional lending.



### PROPOSED TERMS

- **Purchase Price:** \$650,000
- **Down Payment:** \$150,000 – \$200,000
- **Loan Amount:** Approximately \$450,000 – \$500,000 (depending on down payment)
- **Interest Rate:** 7.00%
- **Payment Structure:** Interest-Only Monthly Payments
- **Loan Term:** 24 Months
- **Balloon Payment:** Remaining principal balance due at maturity (24 months)



### ESTIMATED MONTHLY PAYMENTS (INTEREST-ONLY)

- Based on \$450,000 loan: **~\$2,625/month**
- Based on \$500,000 loan: **~\$2,917/month**

This low monthly carry allows investors to focus capital on **renovation, lease-up, and stabilization**.



### INVESTMENT STRATEGY

This financing structure is designed to support a **value-add repositioning strategy**, allowing the buyer to:

- Renovate and improve unit condition
- Lease up units using a combination of **market tenants and Section 8 voucher holders**
- Increase gross rental income and overall property value
- Refinance or sell prior to the balloon payment

## EXIT STRATEGY

Upon stabilization, investors may pursue:

- **Cash-out refinance** based on increased property value
- **Sale of the asset** at a higher valuation
- Long-term hold with permanent financing

The 24-month term provides a clear window to execute the business plan and capture upside.

## IMPORTANT CONSIDERATIONS

- Property is currently **100% vacant** and will require lease-up
- Renovation and capital improvements may be necessary
- Buyer to verify all financial assumptions, rents, and financing terms
- Final seller financing terms subject to negotiation and agreement between parties