



Sunset Equity Funding

A RICHER JOURNEY

3435 Wilshire Blvd. Suite #1840
Los Angeles, California 90010

Offering

Investment Offering:	7.5% Secured Return.
Qualified Investment:	IRA, Pensions, and Retirement Account.
Interest Payout:	Monthly.
Lock-out/Term:	12/18 Months.
Investment Type:	Trust Deed Investment.
Investor Suitability:	Accredited Investors.
Transparency:	Reasonable access to all books, loan files and bank account.
Method of Offering:	Private placement Memorandum (PPM) under SEC Reg. 506C.
Executable Docs:	Inter-Creditor Agreement, Promissory Note, Subscription Agreement.

Investment Details

Investment:	Bridge loans (i.e., short term loans) secured by real property.
Investment Objective:	Stable Monthly Income.
Lending Rate:	8.5% - 10%.
Borrower Profile:	Bridge loan for seasoned investors, flipper loan.
Lien Position:	First Deed of Trust with Lenders Insurance.
Target Protective Equity:	35% equity cushion based on a target loan-to-value of approximately 65% based on as repaired value.
Target Loan Term:	12 to 18 months.
Target Loan Size:	\$100,000 to \$3,000,000
Borrower Repayment:	Interest only with a balloon payment at maturity.
Repayment Strategy:	Sale or refinance of the subject property.

Audits/Reporting/Bond

DBO:	Mandatory annual reporting to Department of Business Oversight.
3 rd Party:	Mandatory 3 rd party independent annual audits.
Bond:	Bond on file with DBO through
Lender Insurance:	Lender insurance provided on every file for each loan originated.
Company Insurance:	Investor and Company Insurance.

Sunset Equity Funding is a dba of Easy Financial LLC a licensed lender through Department of Business Oversight, formerly Department of Corporations operating under license 603C725.

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