



# SAXE MORTGAGE COMPANY

PRIVATE MONEY LENDER



# About Us

- Saxe Realty Company, Inc was founded in San Francisco in 1938. In 1984 its was sold to Merrill Lynch and Saxe Mortgage Company, Inc. was spun off as a separate entity. In September 2007, it was purchased by Yeva, Inc.
- Saxe Mortgage Company is a private money lender specializing in short-term real estate financial needs for both residential and commercial properties. It prides itself on fast closings, integrity and very competitive pricing in the marketplace.
- Mortgages are funded with private investor capital.



# Opportunities

- Fractionalized Investing
  - Investing in equity rich properties in San Francisco, San Mateo and Marin counties secured by first and second trust deeds.



# Investment Concept

- Saxe Mortgage Company is a private money lender that provides real estate loans secured by individual properties. Due to the recent credit crunch there has been an increased demand for private money financing. Consequently, the quality of our properties and borrowers has significantly improved, reducing the risk for our investors.



# Goals For Investor

- Quality Clients
  - We thoroughly underwrite every loan request in order to provide the highest quality investment opportunities to our investors.
  - Since the tightening of the credit markets the quality of our transactions has substantially improved, reducing investor risk.
  - All of our loans are serviced in house.



# Risks & Rewards

- Risks
  - Due to the softening in the national real estate market we have narrowed our lending territories to the most stable markets of Bay Area, counties of Marin, San Francisco and San Mateo counties. All of our loans are carefully underwritten with the utmost scrutiny.
- Rewards
  - High yielding investment interest rate starting at 10% and higher
  - Monthly distributions
  - Great for all forms of retirement plans
  - Double digit returns secured by equity rich San Francisco properties



# Fractionalized Lending

- Opportunity to invest in specific San Francisco properties solo or along with other investors.
- Your fractionalized investment will be recorded directly on a deed of trust as a beneficiary interest.
- Fractionalized investing affords an investor the control of choosing properties and amount of participation.
- Saxe Mortgage continually provides new opportunities for it's investors on a regular basis.



# Interest Rates For Fractionalized Lending

- Current annual Interest of 10–12 %
  - Saxe offers it's investors the opportunity to yield 10% and higher secured by equity rich properties in San Francisco.
  - Saxe Mortgage charges 1% servicing fee to it's investors. For example, if the note rate is 11%, the investor nets 10%.



# Contact

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