



BEVERLY GROVE—BEVERLY HILLS, CA

Principal is returned in full to all clients after their short 1-year term.



NORTH WATER—ATHENS, NY

**Property Type:** Hotel  
**Appraised Value:** \$1,900,000.00  
**Total First Position:** \$675,000.00  
**Woodbridge Second Position:** \$75,000.00  
**Term:** 12 months  
**LTV:** 36%  
**Minimum Purchase:** \$25,000.00

**Property Type:** Single family home  
**Appraised Value:** \$3,100,000.00  
**Total First Position:** \$1,860,000.00  
**Woodbridge Second Position:** \$240,000.00  
**Term:** 12 months  
**LTV:** 60%  
**Minimum Purchase:** \$25,000.00

As genuine partners, we lend alongside all of your clients, so we succeed only when your clients succeed.

**CONTACT US** to learn how you can start building your clients' portfolio with lower-risk, higher-yield products offered by Woodbridge.

Call us now at (866) 815-4431 or visit [www.WoodbridgeWealth.com](http://www.WoodbridgeWealth.com).



# Case Studies

Woodbridge Wealth is committed to helping high-net-worth individuals, families, and financial advisors achieve peace of mind in today's uncertain financial environment. Woodbridge Wealth's management team puts more than three decades of knowledge and experience to work for our clients. Our finance team has a proven track record of success with a variety of markets, property types, and market conditions. This experience is coupled with appraisals, broker price options and comprehensive title searches. Any documentation such as appraisals, title etc. can be provided upon request on any portion of the portfolio. Woodbridge Wealth's financial tools and services are collateralized by commercial real estate mortgages.

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[www.WoodbridgeWealth.com](http://www.WoodbridgeWealth.com)

# Property Examples



**NORTHBOROUGH—HOUSTON, TX**

Real estate loans each have a low loan-to-value ratio, which mitigates your clients' risk.

**Property Type:** Office building  
**Appraised Value:** \$4,000,000.00  
**Total First Position:** \$1,350,000.00  
**Woodbridge Second Position:** \$150,000.00  
**Term:** 12 months  
**LTV:** 34%  
**Minimum Purchase:** \$25,000.00



**OWLWOOD ESTATES—HOLMBY HILLS, CA**

**Property Type:** Single Family Residence  
**Appraised Value:** \$90,000,000.00  
**Total First Position:** \$54,000,000.00  
**Woodbridge Second Position:** \$9,000,000.00  
**Term:** 12 months  
**LTV:** 60%  
**Minimum Purchase:** \$25,000.00

Hundreds of real estate loans closed on properties worth more than \$600 million in total.

## Breakdown of Returns

Client receives **5%** annualized, paid monthly  
 Agent receives **4%** annualized, up front

**Total Wholesale Rate 9%**

**Property Type:** Bowling Alley  
**Appraised Value:** \$2,210,000.00  
**Total First Position:** \$765,000.00  
**Woodbridge Second Position:** \$85,000.00  
**Term:** 12 months  
**LTV:** 35%  
**Minimum Purchase:** \$25,000.00



**GOODSON—UNION CITY, GA**



**42ND NORTH—KIAMESHA, NY**

**Property Type:** Water bottling plant  
**Appraised Value:** \$2,000,000.00  
**Total First Position:** \$810,000.00  
**Woodbridge Second Position:** \$90,000.00  
**Term:** 12 months  
**LTV:** 41%  
**Minimum Purchase:** \$25,000.00

We provide simpler, safer, and secured lending opportunities to achieve the financial results and peace of mind your clients deserve.