

\$1,800,000 1st TD @ 8.25%, Purchase, 14-unit Multi-Family, Non Owner-Occupied, 60.00% LTV, 24 Mos. Term, 6 Mos. Guaranteed Int., \$180k Min. Inv., Anaheim, CA 92801

1158 & 1162 N. Mayfair Ave. Anaheim CA 92801 United States



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Overview

692 and 710 mid-FICO score borrowers, and outstanding previous Mortgage Vintage borrowers with 10 successful loans and 7 paid off, is seeking a 1st TD to help complete the purchase of this 14-unit multi-family property in Anaheim in Orange County. The borrowers have a high level of real estate investment experience in and around the Orange County area covering both residential and commercial real estate. The exit strategy from our loan is a commercial bank refinance after slight improvements to the property and rental increases. Borrower needs this private money loan now to close quickly on this highly desirable and sought after property.

The subject property is a 14-unit apartment building with two freestanding buildings and gated courtyard. The buildings are 2-stories with good "class D" quality construction and are in excellent condition. The building measures 9,300 SF and is situated on a 17,177 SF rectangular lot with 120 feet for street frontage. The unit mix consists of 10 - 1 BR & 1 BA units and 4 - 2 BR & 1 BA units. Each unit comes with a garage and there are additional onsite parking spaces as well as ample street parking on the cul-de-sac street. Laundry facilities are available in the building and is paid by the tenant. Parks, schools, shopping and major freeways are all just a few minutes away from the subject property.

Total monthly rental income is \$17,300 which exceeds the interest only monthly payment by more than \$3,400/month. Each unit is valued at \$214,000 by sales comparison approach. Subject has NOI of \$152,008 and a Cap Rate of 4.75%.

This loan is a 60.00% LTV on the Purchase Price and Appraised value of \$3,000,000. Loan structure features 6 months' guaranteed interest and an 8.25% annualized return. Minimum investment is \$180,000 or 10%.

What we like about this Trust Deed opportunity:

1. Anaheim, Orange County location
2. 692 & 710 middle credit scores
3. Previous successful Mortgage Vintage borrowers
4. Highly experienced real estate investors
5. \$17,300/month rental income
6. 6 months' Guaranteed Interest
7. No vacancies

Possible concerns:

1. Borrower needs to close as soon as possible

Management

President and Founder, of Mortgage Vintage, Inc. and CrowdTrustDeed. Mortgage Vintage, Inc. is a fast and professional direct lender specializing in bridge loans for real estate investors and business purpose borrowers looking to capitalize on market opportunities.

Mortgage Vintage, Inc. connects people who want to invest money secured by Real Estate with real estate investors and business professionals who want to borrow money. Specifically we're a Hard Money Lender placing private investment capital into well secured and well underwritten Trust Deed Investments. Our mission is to provide the highest quality Trust Deed Investment opportunities with first class service, communication and transparency.

Mortgage Vintage sells their Trust Deeds on the CrowdTrustDeed platform. CrowdTrustDeed offers individual and fractional high yield Trust Deed Investments throughout California. Investors looking to diversify their investment portfolio can achieve 8% - 12% current income returns through these real estate secured investments.



Mr. Sandy MacDougall

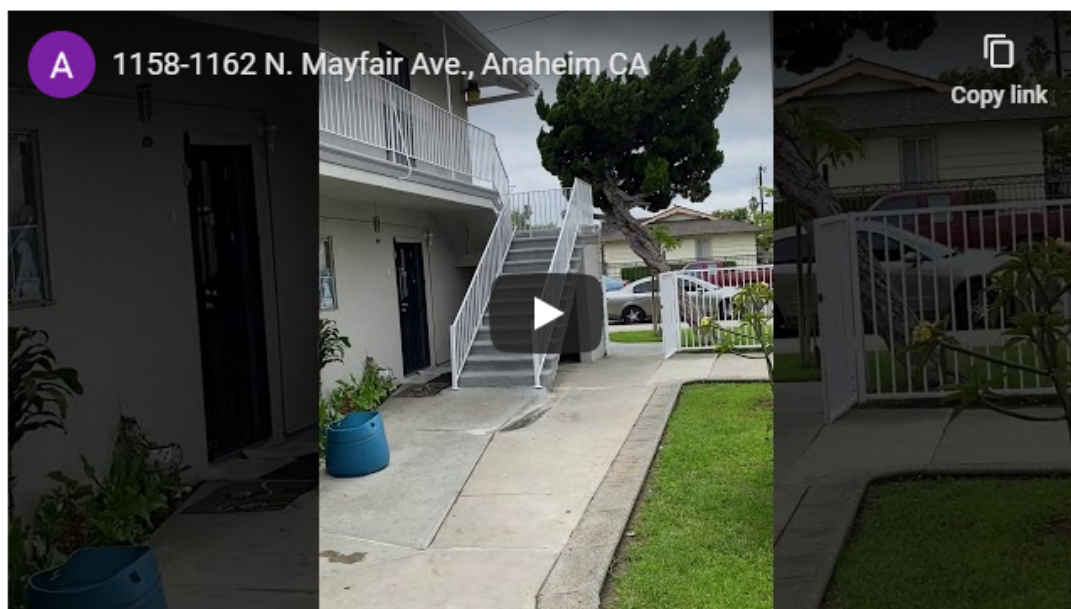
Financial

1. Offering Type: Debt
2. Investor Yield: 8.25%
3. Minimum Raise Amount: \$1,800,000
4. Minimum Investment Amount: \$180,000
5. Funding Goal: \$1,800,000
6. Lien Position: 1st TD
7. Loan Type: Business Purpose Purchase
8. Loan Amount: \$1,800,000
9. LTV on Purchase Price & Appraised Value: 60.00%
10. Value per Unit: \$214,285
11. Fractional Interests (10): \$180,000 or 10%
12. Lender Rate: 8.25%
13. Monthly Payment to Lender: \$12,375
14. Amortization/Term: Interest Only / 24 Months
15. Gross Protective Equity over BPO Value: \$1,200,000
16. Guaranteed Interest: 6 Months
17. Prepaid Interest: 0 Months
18. NOI: \$152,008
19. Cap Rate: 7.55%

19. Cap Rate: 4.75%
20. Borrower Credit: 692 & 710
21. Rental Income: \$17,300
22. Exit Strategy: Commercial Refinance

Property

1. Property Type: Multi-Family 2 Story Low Rise
2. Purchase Price: \$3,000,000
3. Appraised Value: \$3,000,000
4. Rentable SF: 9,300
5. Appraised Value/sqft: \$178.95
6. Lot Size sqft: 17,177 or .39
7. Percent Leased: 100%
8. Number of Buildings: 2
9. Number of Units: 14
10. 1 BR 1 BA: 10 units @ 610 SF each = 6,100 SF
11. 2 BR 1 BA: 4 units @ 800 SF each = 3,200 SF
12. Parking: 14 garages (1/unit) + outdoor parking spaces
13. Stories: 2
14. Construction Class: C
15. Exterior Wall: Stucco
16. Construction Type: Wood Frame
17. Year Built: 1959
18. Laundry Facility: Public
19. Occupancy: Non-Owner Occ.
20. County: Orange
21. Zoning: RM-4, Multi-Family Residential
22. APN: 271-012-20
23. Est. Closing Date: 06/24/20





Photos



front address gate 1162 N



front address gate 1158 N



front



front 2



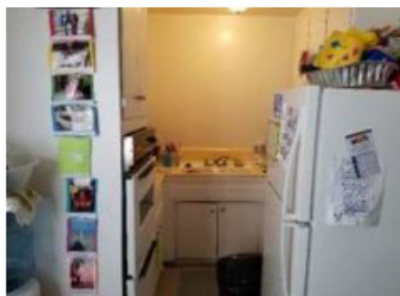
front and side view 1162 N



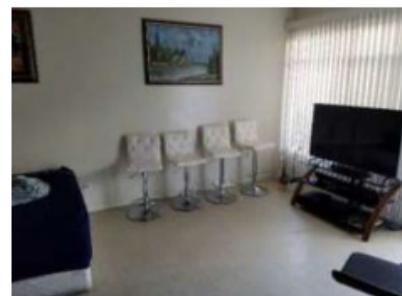
front and side view 1158 N



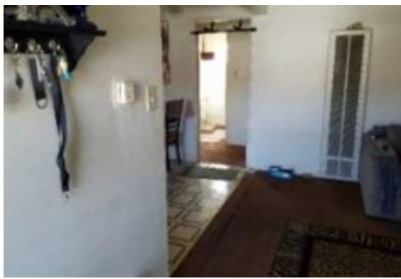
typical kitchen 1



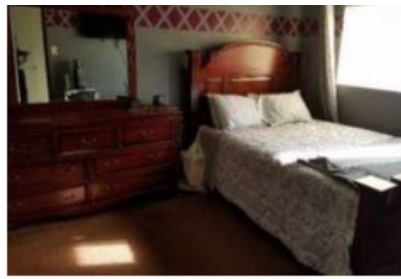
typical kitchen 2



typical living room 1



living room 2



typical bedroom



typical bathroom



units courtyard



rear



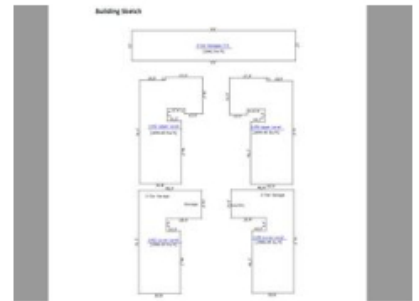
side 2



garages



street view



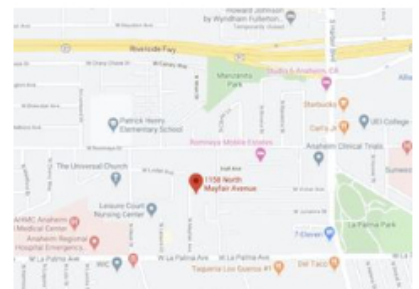
building sketch



unit sketches



Aerial close up



Google Map



Google Aerial

