

\$715,000 1st TD @ 11.25%, 65.00% LTV, 56.88% Net LTV, NOO, SFR, CO, 18 Mos., 9 Mos. Guar Int, 12 Mos Prepaid Int, \$71,500 min inv., Burbank, CA 91501

930 Sherlock Dr. Burbank CA 91501 United States



[Overview](#) [Management](#) [Financial](#) [Property](#) [Map](#) [Photos](#) [Documents](#) [Questions](#)

Overview

Real estate investor is seeking a business purpose cash-out 1st TD on this non-owner occupied investment property in Burbank in LA County. Funds from our loan will be used to payoff an existing 1st and a 2nd TD which is in default. Additional cash-out is being provided to make improvements to the subject property as well as for 12 months' of Prepaid Interest.

The subject property is 1,668 SF bi-level style SFR sitting on a large 15,997 SF lot. The home has 7 total rooms with 3 BR/2 BA and a 2-car attached garage. The property is centrally located to schools, entertainment, restaurants, shopping, parks and medical facilities. Major avenues and freeways are just a few minutes drive from the subject property. Rental income on the subject is \$7,000/ month. Exit strategy from our loan is a conventional refinance.

This loan is 65.00% CLTV on the Appraised value of \$1.1 Mil. Loan structure features 9 months' guaranteed interest, 12 months' prepaid interest and 11.25% annualized return. Minimum investment is \$71,500 or 10%.

What we like about this Trust Deed opportunity:

1. Non-owner occupied investment property
2. Burbank, Los Angeles County location
3. 11.25% annualized return
4. 12 months prepaid interest
5. 9 months guaranteed interest
6. 56.88% Net LTV

7. \$7,000 rental income

Possible concerns:

1. Recent NOD, credit

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: 11.25%
3. Minimum Raise Amount: \$715,000
4. Minimum Investment Amount: \$71,500
5. Funding Goal: \$715,000
6. Lien Position: 1st TD
7. Loan Type: Business Purpose Cash-Out Refi
8. Loan Amount: \$715,000
9. LTV on BPO Value: 65.00%
10. Net LTV on BPO Value: 56.88%
11. Fractional Interests (10): \$71,500 or 10.00%
12. Lender Rate: 11.25%
13. Monthly Payment to Lender: \$6,703.13
14. Amortization/Term: Interest Only / 18 Mos
15. Gross Protective Equity over Appraised Value: \$385,000
16. Guaranteed Interest: 9 Months
17. Prepaid Interest: 12 months
18. Rental Income: \$7,000
19. Borrower Credit: 609
20. Exit Strategy: Conventional Refinance

Property

1. Property Type: Single Family Residence

2. Appraised Value: \$1,100,000
3. Home SF: 1,668 sf
4. BPO Value/SF: \$659.47
5. Lot Size SF: 15,997 or .367 acre
6. Total Rooms: 7
7. Bedrooms: 3
8. Bathrooms: 2
9. Stories: 1
10. Garage: attached 2-car
11. Exterior Wall: Stucco
12. Year Built: 1949
13. Architectural Style: Bi-Level
14. Occupancy: Non-owner Occ.
15. County: Los Angeles
16. Zoning: Residential
17. APN: 5618-008-017
18. Est. Closing Date: 06/30/20

Please see overview above.



Photos



front



side



front 2



kitchen



family room



living room



dining room



den



master bed



BA 1



BR 2



BR 3 office



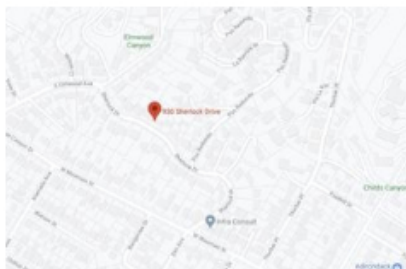
BA 2



master closet



address





street



Google Map



Google Aerial