

\$756,700 1st TD @ 9.50%, 78.01% LTV on Purchase Price, 70.00% LTV on BPO, SFR, NOO, 12 Mos. Term, 3 Mos. Guar. Int., \$75,670 Min. Inv., Orinda, CA, 94563

45 Ivy Drive Orinda CA 94563 United States



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Overview

766 credit score and previous successful MVI borrower, real estate investor and successful general contractor is seeking a business purpose 1st TD to purchase this SFR in Orinda, CA in Contra Costa County. Upon the close of escrow the borrower will put his 15 years of experience to work to add 900 SF to the home by building a new master suite and new great room, as well as, a new mud room and entryway. The borrower is only seeking purchase money, he will be using his own funds for the rehab.

The subject property is a ranch style 3 BR/2 BA SFR with 6 total rooms and a 2-car detached garage. The home has 1,458 SF of living area and sits on a 8,881 SF lot. The home features a dining room, living room, fireplace and patio as well as a nice back yard. After the rehab, the home will be contemporary design with an open layout and 2,358 SF featuring a new master suite and great room. The home is located in the Orinda Foothills neighborhood near quality schools, shopping, recreation and medical facilities. Berkeley is only 20 minutes away by HWY 24 and Redwood Regional Park is just a 15-minute drive as well. Exit strategy from our loan is the sale of the property.

This loan is an 78.01% LTV on the purchase price of \$970k and 70.00% LTV on the BPO As Is value of \$1.081 Mil. Loan structure features 3 months of guaranteed interest and 9.50% annualized return. Minimum investment is \$75,670 or 10%.

What we like about this Trust Deed opportunity:

1. Previous successful MVI borrower
2. 766 fico score borrower

3. Long-time business owner
4. Experienced rehabber/flipper
5. BPO value \$111k higher than purchase price
6. \$1.6M expected ARV at completion of project

Possible concerns:

1. Property to be rehabbed

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: 9.50%
3. Minimum Raise Amount: \$756,700
4. Minimum Investment Amount: \$75,670
5. Funding Goal: \$756,700
6. Lien Position: 1st TD
7. Loan Type: Business Purpose Purchase
8. Loan Amount: \$756,700
9. LTV on Purchase Price: 78.01%
10. LTV on BPO As Is Value: 70.00%
11. Fractional Interests (10): \$75,670 or 10%
12. Lender Rate: 9.50%
13. Monthly Payment to Lender: \$5,990.54
14. Amortization/Term: Interest Only / 12 Months
15. Gross Protective Equity over Purchase Price: \$213,300
16. Guaranteed Interest: 3 Months
17. Prepaid Interest: 0 Months
18. Borrower Credit: 766
19. Exit Strategy: Sale of Property

Property

1. Property Type: Single Family Residence
2. Purchase Price: \$970,000
3. BPO Value: \$1,081,000
4. Home sqft: 1,458
5. Purchase Price Value/sqft: \$665.29
6. As Is Value/sqft: \$741.43
7. Lot Size sqft: 8,881 or .204 acre
8. Total Rooms: 6
9. Bedrooms: 3
10. Bathrooms: 2
11. Stories: 1
12. Garage: 2-car attached
13. Exterior Wall: Stucco
14. Year Built: 1957
15. Architectural Style: Ranch
16. Features: Fireplace, patio, living room, dining room
17. Occupancy: Non-Owner Occ.
18. County: Contra Costa
19. Zoning: Residential
20. APN: 271-291-013-8
21. Est. Closing Date: 7-23-20

Please see deal overview above.



Photos



front



front porch



rear of house and backyard



rear



backyard



kitchen



kitchen 2



living room



living room 2



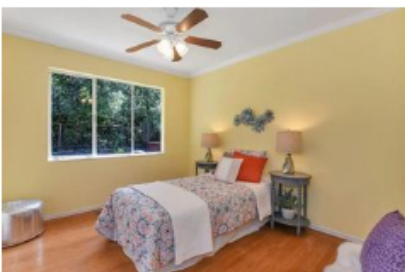
dining area



interior



interior 2



BR 1



BR 2



BR 3



BR 3 and Bath



Bath 2



bath



home from above



drone shot



drone shot 2



Google Aerial



Google Map