

\$100,000 1st TD @ 7.00%, 23.53% LTV 23.00% Net LTV, NOO, SFR, Cash-Out, 36 Mos. Term, 9 Mos. Guar. Int., 3 Mos. Prepaid Int., \$50,000 Min. Inv., Los Angeles, CA 90059

1112 E. 126th Street Los Angeles CA 90059 United States



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Overview

Real estate investor is seeking a business purpose cash-out 1st TD on this non-owner occupied investment property in Los Angeles, CA in Los Angeles County. Funds from our loan will be used to payoff an existing 1st and additional cash-out to make minor improvements to the subject property.

The subject property is 1,115 SF contemporary style Single Family Residence sitting on a 5,053 SF lot (.1163 acres) at the end of a cul-de-sac. The home has 7 total rooms with 3 BR/1 BA and a 2-car attached garage. The property is located south of the 105 FWY and east of the 110 FWY and is centrally located to close to schools, shopping, and transportation. Rental income is \$1,404/ month and is section 8 housing. Exit strategy from our loan is a conventional refinance.

This loan is 23.53% CLTV on the BPO value of \$425k. Loan structure features 9 months' guaranteed interest, 3 months' prepaid interest and 7.00% annualized return. Minimum investment is \$50,000 or 50%.

What we like about this Trust Deed opportunity:

1. Non-owner occupied investment property
2. Low LTV of 23.53%
3. 7.00% annualized return
4. 9 months guaranteed interest
5. 3 months prepaid interest

Possible concerns:

1. Needs to close quickly

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**

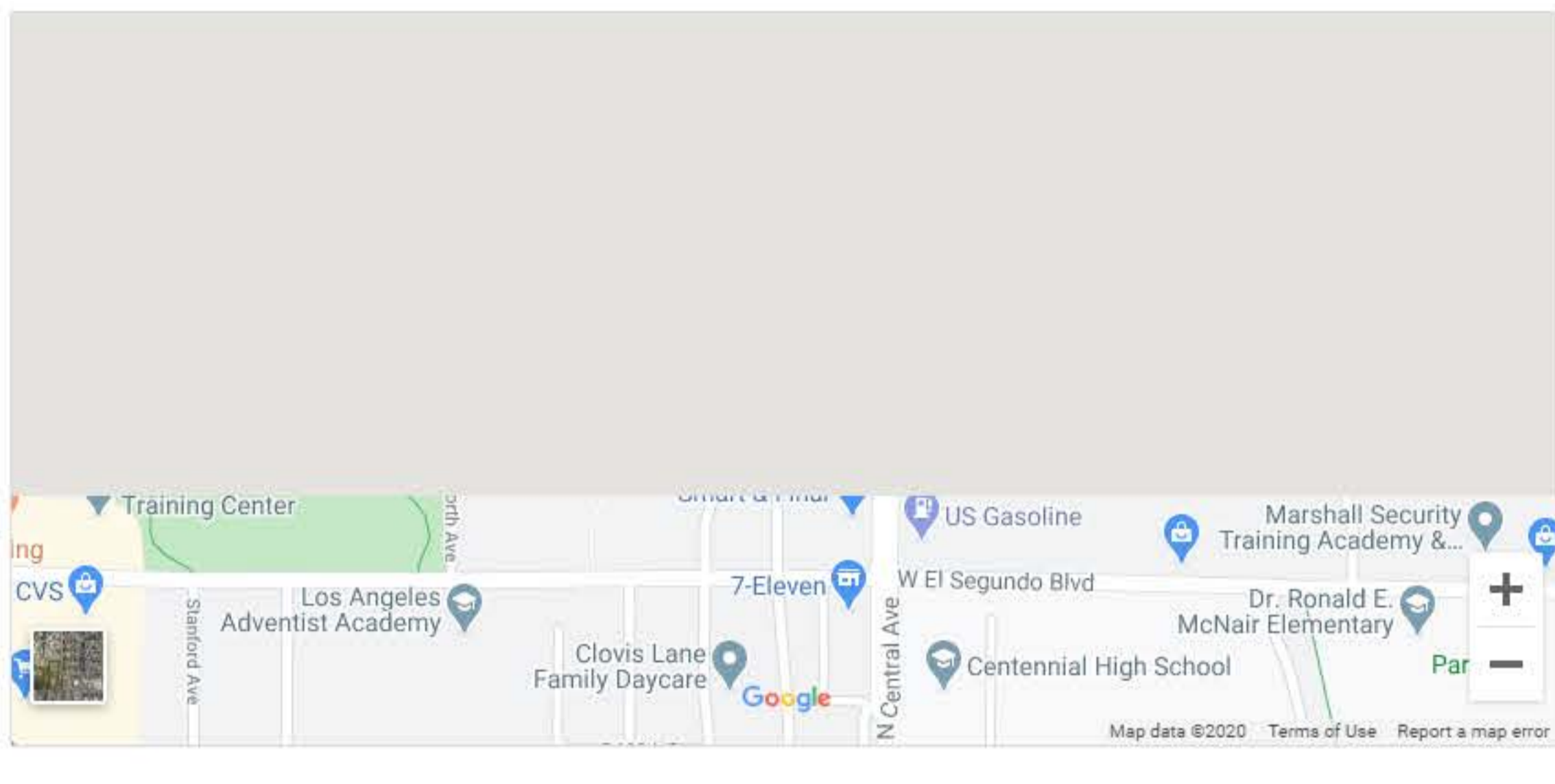
Financial

1. Offering Type: Debt
2. Investor Yield: 7.00%
3. Minimum Raise Amount: \$100,000
4. Minimum Investment Amount: \$50,000
5. Funding Goal: \$100,000
6. Lien Position: 1st TD
7. Loan Type: Business Purpose Cash-Out Refi
8. Loan Amount: \$100,000
9. LTV on BPO Value: 23.53%
10. Net LTV on BPO Value: 23.00%
11. Fractional Interests (2): \$50,000 or 50.00%
12. Lender Rate: 7.00%
13. Monthly Payment to Lender: \$583.33
14. Amortization/Term: Interest Only / 36 Mos
15. Gross Protective Equity over BPO Value: \$325,000
16. Guaranteed Interest: 9 Months
17. Prepaid Interest: 3 months
18. Rental Income: \$1,404
19. Borrower Credit: 630
20. Exit Strategy: Conventional Refinance

Property

1. Property Type: Single Family Residence
2. BPO Value: \$425,000
3. Home SF: 1,115
4. BPO Value/SF: \$381.17
5. Lot Size SF: 5,053 or .1163 acre
6. Total Rooms: 7
7. Bedrooms: 3
8. Bathrooms: 1
9. Stories: 1
10. Garage: attached 2-car
11. Exterior Wall: Stucco
12. Year Built: 1946
13. Architectural Style: Contemporary
14. Occupancy: Non-owner Occ.
15. County: Los Angeles
16. Zoning: Residential
17. APN: 6086-033-045
18. Est. Closing Date: 8-25-2020

Please see overview above.



Photos



Yard



Address



Dining Room



Kitchen



Bedroom 1



Bedroom 2



Bedroom 3



Bathroom



Repair Work 1



Repair Work 2



Repair Work 3



Street View