

# \$150,000 1st TD @ 10.25%, Purchase, SFR, NOO, 60.00% LTV on BPO Value, 36 Mos., 6 Mos. Guar. Int., \$30k min. inv., Sacramento, CA 95838

721 Harris Ave. Sacramento CA 95838 United States



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## Overview

678 credit score borrower and experienced real estate investor is seeking a business purpose 1st TD to purchase this SFR in Sacramento. The borrower currently makes \$5,000 monthly from Airbnb rentals and the estimated rental income for the subject property is \$1,710/month, which will more than cover the monthly mortgage payment. The Purchase Price of the property is at a significant discount compared to the value as the Son of our Borrower lives next door at 725 Harris and has a close relationship with the Seller and has already provided many improvements to the property. Now that the upgrades are completed the buyer and seller have agreed to a purchase price of \$155k. The property is now rented for \$1,800/mo.

The subject property is a ranch style 1,092 SF home with 5 total rooms and 3 BR/2 BA. The home sits on a large 10,890 SF lot that allows for RV parking. The exterior of the home was recently painted and a new fence was installed around the entire lot. The property also features a covered patio and a shed with laundry and water heater.

The home has easy access to Interstate 80 as well as shopping, restaurants, schools and medical facilities. The exit strategy from our loan is a conventional refinance.

This loan is a 60.00% LTV on the BPO value of \$250k. Loan structure features a 36-month term, 6 months of guaranteed interest and 10.25% annualized return. Minimum investment is \$30,000 or 10%.

What we like about this Trust Deed opportunity:

1. 678 credit score borrower
2. Experienced real estate investor
3. 10.25% annualized return
4. 60.00% LTV on BPO Value
5. \$1,800/month rental income

## 6. 6 months Guaranteed Interest

Possible concerns:

1. Borrower 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: 10.25%
3. Minimum Raise Amount: \$150,000
4. Minimum Investment Amount: \$30,000
5. Funding Goal: \$150,000
6. Lien Position: 1st TD
7. Loan Type: Cash-out Refinance - Rehab Loan
8. Loan Amount: \$150,000
9. LTV on BPO As Is Value: 60.00%
10. LTV on Purchase Price: 96.77%
11. Fractional Interests (10): \$30,000 or 10%
12. Lender Rate: 10.25%
13. Monthly Payment to Lender: \$1,281.25
14. Amortization/Term: Interest Only / 36 Months
15. Gross Protective Equity over BPO ARV Value: \$100,000
16. Guaranteed Interest: 6 Months
17. Borrower Credit: 678
18. Rental Income: \$1,800/month
19. Exit Strategy: Conventional Refi

## Property

1. Property Type: Single Family Residence
2. BPO As Is Value: \$250,000
3. Purchase Price: \$155,000

4. Home sqft: 1,092
5. BPO Value/sqft: \$141.94
6. Lot Size sqft: 10,890 or .25
7. Total Rooms: 5
8. Bedrooms: 3
9. Bathrooms: 2
10. Stories: 2
11. Garage: 2-car attached
12. Exterior Wall: Aluminum/Vinyl
13. Year Built: 1951
14. Architectural Style: Ranch
15. Features: large lot, new fence, new exterior paint, RV parking, family room, deck/patio, covered patio
16. Occupancy: Non-Owner Occ.
17. County: Sacramento
18. Zoning: M-1-LI
19. APN: 250-0050-031
20. Est. Closing Date: 8-5-20

Please see the overview above.



## Photos



front 2



side



right side





back yard



kitchen



family room



bedroom 1



bedroom 2



bedroom 3



hall bath



bath 2



shed laundry water heater



back yard 2



side yard and RV parking



address



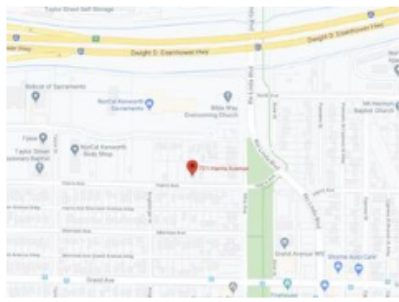
street



street 2



Google Aerial



Google Map