

\$2,000,000 1st TD @ 9.00%, 62.50% LTV, 59.38% Net LTV, NOO, SFR, Refinance Cash-Out, 18 Mos. Term, 6 Mos. Guar. Int., 6 Mos. Prepaid Int., \$200,000 Min. Inv., Laguna Beach, CA 92651

31311 Ceanothus Drive Laguna Beach CA 92651 United States



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Overview

708 credit score, experienced real estate investor and local Laguna Beach Realtor is seeking a cash-out refinance 1st TD on this Ocean View SFR non-owner occupied rental property in Laguna Beach, Orange County, CA. Funds from our loan will be used to payoff existing 1st and 2nd liens, additional small amount of cash-out will be used to make minor improvements to subject property.

The subject property is a custom built 3,142 SF Spanish style SFR sitting on a 9,360 SF lot (.021 acres) with a panoramic white water view of the Pacific Ocean and Catalina Island. The home has 8 total rooms with 4 BR / 5BA and a 3-car attached garage. The property is located in the popular beach city of Laguna Beach and is close to Aliso Beach Park, schools, shopping, and restaurants.

Property is currently listed for rent \$15,000/month. This loan features 6 months advance prepayment while the borrower secures a new renter. When COVID hit, the borrower lost his Conventional Jumbo loan that had been approved. The borrower had used his reserves for the just completed \$200k remodel and fell behind on current liens and lenders would not provide a Covid 19 Forbearance. Exit strategy from our loan is a conventional refinance after 6 months when the Jumbo Loan market returns.

This loan is 62.50% LTV and 59.38% Net LTV on recently appraised value of \$3,200,000. Loan structure features 6 months guaranteed interest, 6 months prepaid interest yielding a 9.00% annualized return. Minimum investment is \$200,000 or 10%.

What we like about this Trust Deed opportunity:

1. 708 credit score
2. Property location & ocean-view
3. 9.00% annualized return
4. 6 months guaranteed interest
5. 6 months prepaid interest
6. Market rental income: \$15,000

Possible concerns:

1. Borrower needs to close ASAP as Trustee Sale from the 2nd TD is set for October 1, 2020

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.



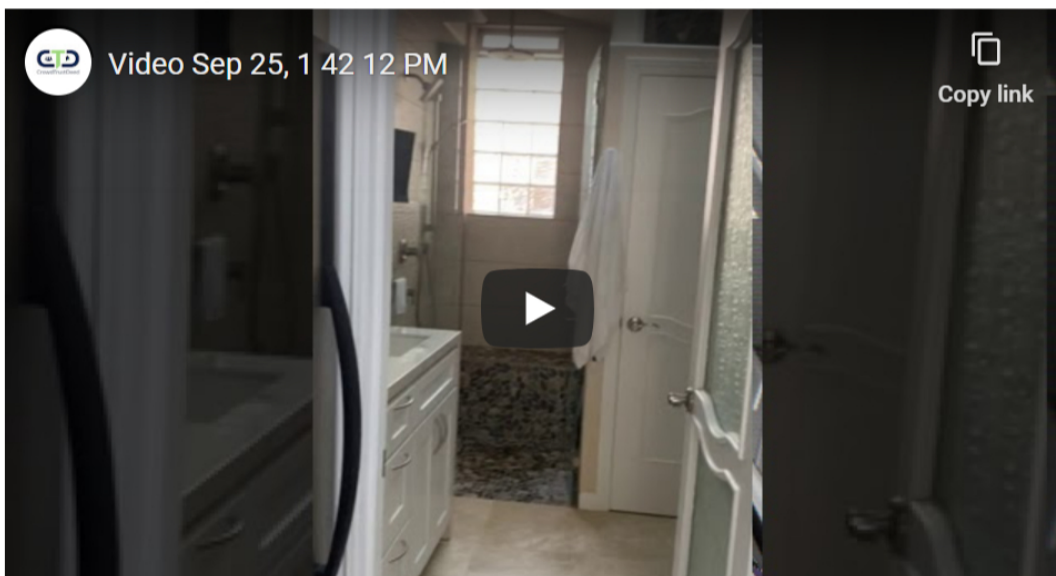
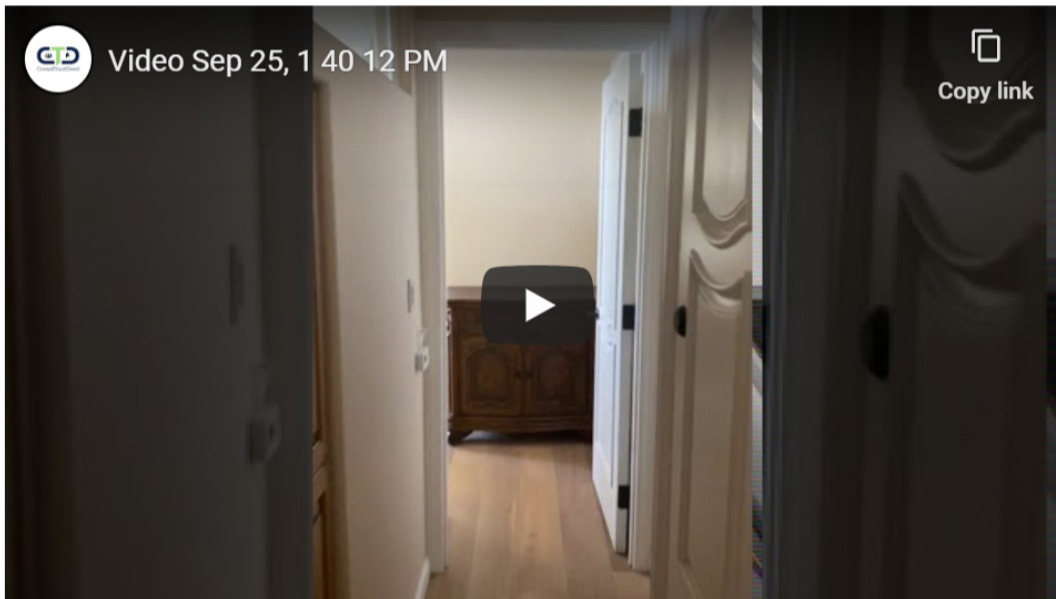
Mr. Sandy MacDougall

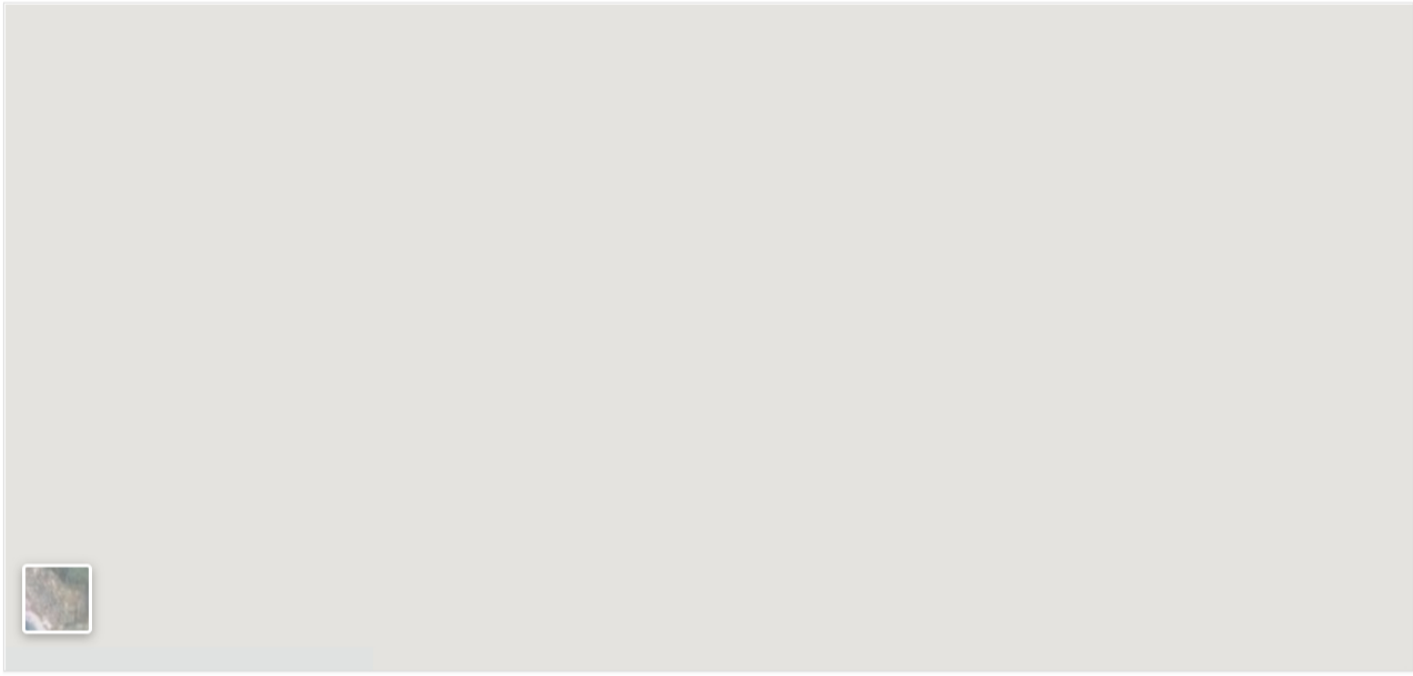
Financial

1. Offering Type: Debt
2. Investor Yield: 9.00%
3. Minimum Raise Amount: \$2,000,000
4. Minimum Investment Amount: \$200,000
5. Funding Goal: \$2,000,000
6. Lien Position: 1st TD
7. Loan Type: Business Purpose Cash-Out Refi
8. Loan Amount: \$2,000,000
9. LTV on Appraised Value: 62.50%
10. Net LTV on Appraised Value: 59.38%
11. Fractional Interests (2): \$200,000 or 10.00%
12. Lender Rate: 9.00%
13. Monthly Payment to Lender: \$15,000
14. Amortization/Term: Interest Only / 18 Mos
15. Gross Protective Equity over BPO Value: \$1,200,000
16. Guaranteed Interest: 6 Months
17. Prepaid Interest: 6 months
18. Market Potential Rental Income: \$15,000
19. Borrower Credit: 708
20. Exit Strategy: Conventional Refinance

Property

1. Property Type: Single Family Residence
2. Appraised Value: \$3,200,000
3. Home SF: 3,142
4. Appraised Value/SF: \$1,018
5. Lot Size SF: 9,360 SF or .021 acres
6. Total Rooms: 8
7. Bedrooms: 4
8. Bathrooms: 5
9. Stories: 2
10. Garage: attached 3-car
11. Exterior Wall: Stone & Concrete
12. Year Built: 1961 / Year Remodeled: 2020
13. Architectural Style: Spanish
14. Occupancy: Non-owner Occ.
15. County: Orange County
16. Zoning: Residential
17. APN: 056-051-65
18. Est. Closing Date: 9-30-20





Photos



Interior



back house



Front



Deck Backyard



Property View

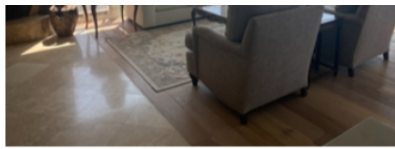


Kitchen Laguna





Bathroom 2



Living Room



Bedroom



Bathroom



Bathroom 2



Laundry Room



Elevator



Wine Bar



Lease Sign



new street



View 3



Google Maps



Aerial Map



View 1