$211,250 1st TD @ 10.25%, 6 Unit Multi-Family, Purchase, NOO, 65.00% LTV, 24 Mos Term, $42,250 Min Inv, 9 Mos Guaranteed Int, Lake Hughes, CA

18118 Elizabeth Lake Road Lake Hughes CA 93532 United States

Overview Management Financial Property Map Photos Documents Questions

Overview

681 fico score real estate investor and registered nurse is seeking a 1st TD to purchase this Lake Hughes non-owner investment property.

Property is a 6 unit apartment development. The subject property consists of five detached cottage-styled units and a detached single family residence. There is a detached community laundry room. The property contains a total of 1,608 sf with a total lot area of 28,478 sq or a total of 0.65 acre.

Unit	Room Count	SF Size	Lease	Scheduled Rent	Per SF
1	2-0-1	168	Month to Month	$725	$4.32
2	2-0-1	168	11/27/19-11/26/20	$725	$4.32
3	2-0-1	168	01/06/19-01/05/20	$725	$4.32
4	2-0-1	168	01/06/19-01/05/20	$725	$4.32
5	2-0-1	168	Month to Month	$650	$3.87
House	5-3-1	768	Month to Month	$1,150	$1.50
6		1,608		$4,700	$2.92

The subject has open parking with more than enough spaces for conforming parking. The property is located in Lake Hughes which is a rural and an unincorporated community in Los Angeles County, close to the foothills of the Sierra Pelona Mountains, northwest of Palmdale and north of the Santa Clarita Valley, in the Angeles National Forest.

This is a 65.00% LTV on the BPO value of $325k. Loan structure features 9 months' guaranteed interest and a 24 month term, yielding an 10.25% annualized return.

What we like about this Trust Deed opportunity:

1. Non-owner occupied investment property
2. 65.00% LTV
3. 681 credit score
4. 9 months Guaranteed Interest
5. 100% Occupancy

Possible concerns:

1. Located in high fire zone

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

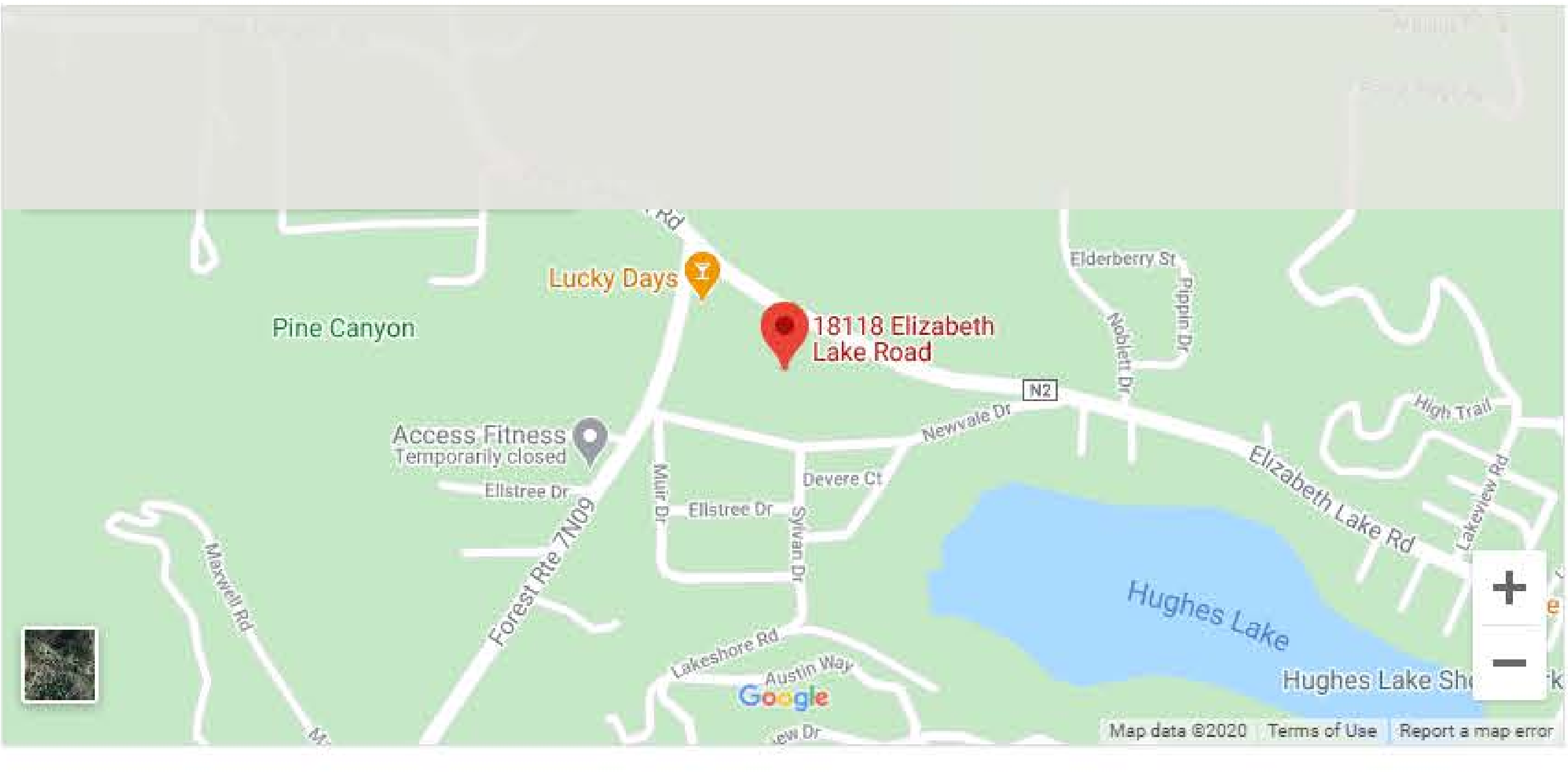
Financial

1. Offering Type: Debt
2. Investor Yield: 10.25%
3. Minimum Raise Amount: $211,250
4. Minimum Investment Amount: $42,250
5. Funding Goal: $211,250
6. Lien Position: 1st TD
7. Loan Type: Business Purpose Purchase
8. Loan Amount: $211,250
9. LTV on BPO Value: 65.00%
10. Fractional Interests (5): $42,250 or 20%
11. Lender Rate: 10.25%
12. Monthly Payment to Lender: $1,804.43
13. Amortization/Term: Interest Only / 24 Months
14. Gross Protective Equity over BPO Value: $118,750
15. Guaranteed Interest: 9 Months
16. Borrower Credit: 681
17. Rental Income: $4,700
18. Exit Strategy: Conventional Refi

Property

1. Property Type: Multi-Family
2. BPO Value: $330,000
3. Home sqft: 1,608
4. BPO Value/sqft: 202.11
5. Lot Size sqft: 28,478 or .65 acres
6. Total Rooms: 8
7. Bedrooms: 3
8. Bathrooms: 6
9. Stories: 1
10. Parking: open
11. Exterior Wall: Stucco/Wood
12. Year Built: 1948
13. Architectural Style: Ranch
14. Occupancy: Non-Owner Occ.
15. County: Los Angeles
16. Zoning: R-3 Limited Multiple Residence
17. APN: 3242-015-023
18. Est. Closing Date: 9/15/2020

See Description Above



Photos

Main House Front

Main House Front Porch

Main House Side Pic 3

Main House Side

Main House Side Pic 2

Main House Living Room Pic 2

Main House Kitchen

Main House Kitchen Pic 2

Main House Shower

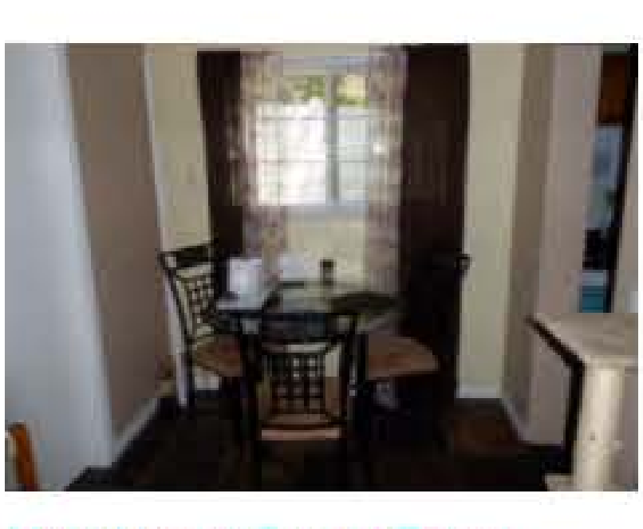
Main House Bedroom

Main House Bathroom 2

Main House Interior

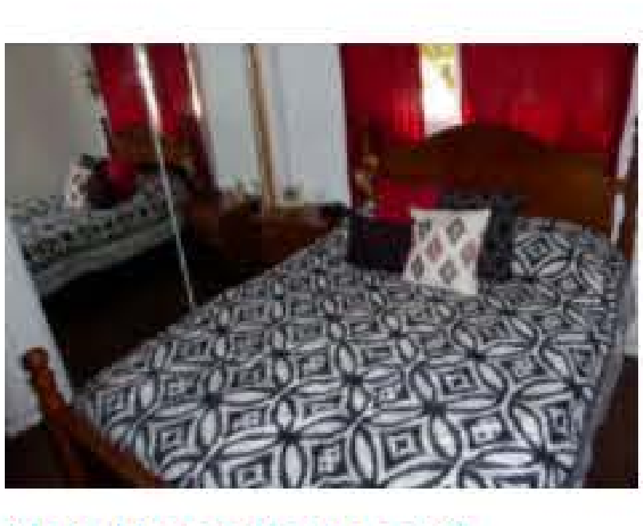
Main House Living Room

Main House Bedroom 2


Main House Dining Room

Main House Bedroom 4

Main House Bathroom


Main House Bedroom 3

Main House Stove

Front of Property

Front of Property Pic 2

Entrance Unit 1

Unit 1 Side

Unit 1 Side Pic 3

Unit 1 Side Pic 2

Unit 1 Rear

Unit 2 Entrance

Unit 2 Side Pic 2

Unit 2 Side Pic 3

Unit 2 Side

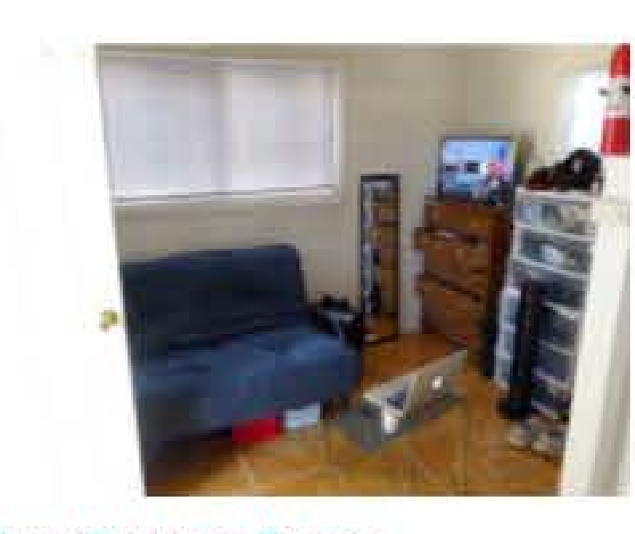
Unit 2 Rear

Unit 3 Entrance

Unit 3 Side

Unit 3 Side Pic 2

Unit 3 Bathroom


Unit 3 Living Room

Unit 3 Kitchen

Unit 4 Entrance

Unit 4 Side Pic 2

Unit 4 Side

Unit 4 Rear

Unit 4 Side Pic 3

Unit 5 Entrance

Unit 5

Unit 5 Side Pic 2

Unit 5 Side Pic 3

Unit 5 Side and Rear

Common Laundry Room

Street View

Street View Pic 2

Driveway Pic 2

Driveway

Parking

Aerial Photo

Aerial Photo 2