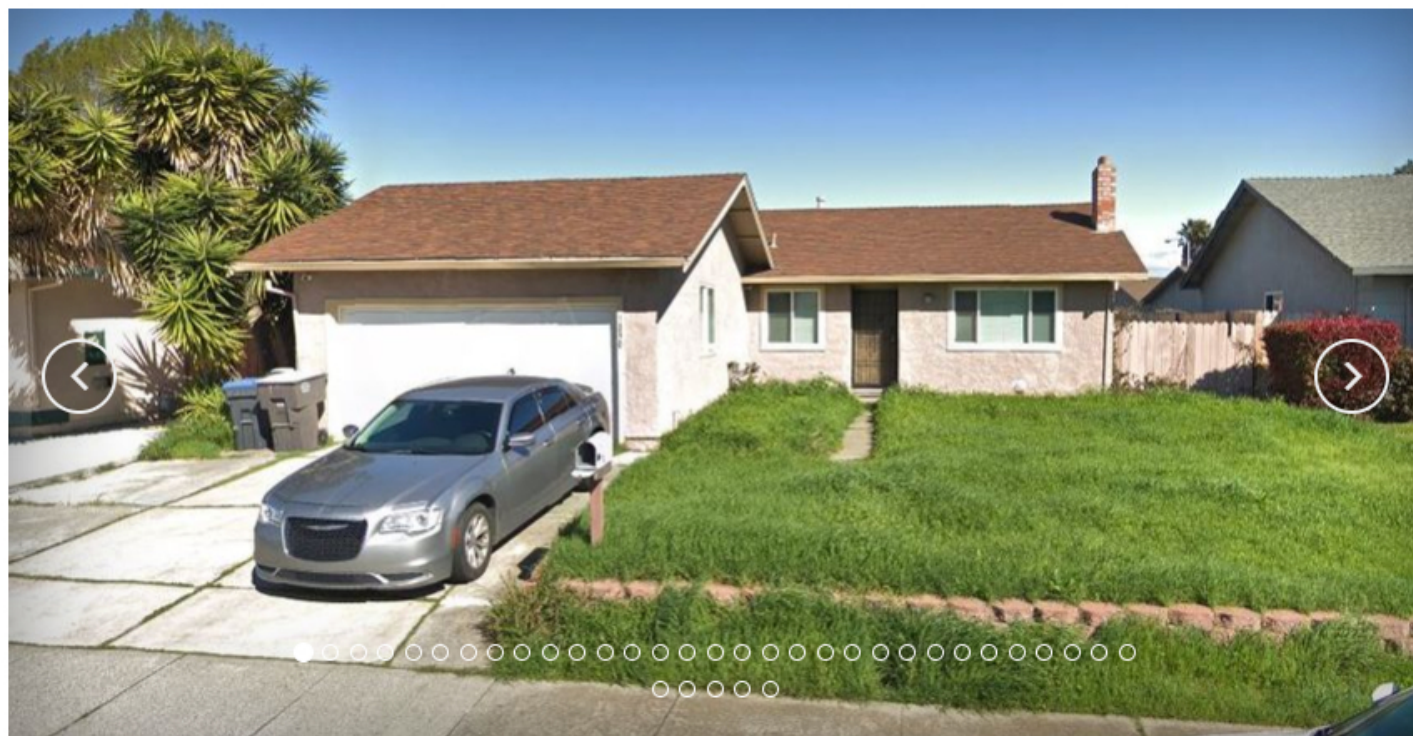


**\$250,250 1st TD @ 11.25%, 65.00% LTV, 56.88% Net LTV, Non-Owner Occupied, SFR, Cash-Out, 18 Mo. Term, 12 Mo. Guar. Int., 12 Mo. Prepaid Int., \$50,050 Min. Inv., Suisun City, CA 94585**

1030 Prairie Dr. Suisun City CA 94585 United States



[Overview](#)   [Management](#)   [Financial](#)   [Property](#)   [Map](#)   [Photos](#)   [Documents](#)   [Questions](#)

## Overview

Real estate investor is seeking a new business purpose cash-out 1st TD on this non-owner occupied investment property in Suisun City in Solano County. Funds from our loan will be used to payoff an existing 1st and a 2nd TD which is in default. Additional cash-out is being provided to make improvements to the subject property.

The subject property is 1,308 SF ranch style SFR sitting on a 5,662 SF lot. The home has 9 total rooms with 4 BR/2 BA and a 2-car attached garage. The property is close to HWY 12 and centrally located to schools, entertainment, restaurants, shopping, parks and medical facilities. Rental income is \$2,200/ month. Exit strategy from our loan is a conventional refinance.

This loan is 65.00% CLTV on the BPO value of \$385k. Loan structure features 12 months' guaranteed interest, 12 months' prepaid interest and a 11.25% annualized return. Minimum investment is \$50,050 or 20%.

What we like about this Trust Deed opportunity:

1. Non-owner occupied investment property
2. 11.25% annualized return
3. 12 months prepaid interest
4. 12 months guaranteed interest
5. 56.88% Net LTV
6. \$2,200 rental income

Possible concerns:

## 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: 11.25%
3. Minimum Raise Amount: \$250,250
4. Minimum Investment Amount: \$50,050
5. Funding Goal: \$250,250
6. Lien Position: 1st TD
7. Loan Type: Business Purpose Cash-Out Refi
8. Loan Amount: \$250,250
9. LTV on BPO Value: 65.00%
10. Net LTV on BPO Value: 56.88%
11. Fractional Interests (5): \$50,050 or 20.00%
12. Lender Rate: 11.25%
13. Monthly Payment to Lender: \$2,346.09
14. Amortization/Term: Interest Only / 18 Mos
15. Gross Protective Equity over BPO Value: \$134,750
16. Guaranteed Interest: 12 Months
17. Prepaid Interest: 12 months
18. Rental Income: \$2,200
19. Borrower Credit: 582
20. Exit Strategy: Conventional Refinance

**1030 Prairie Dr**

1030 Prairie Dr, Suisun City, CA 94585



[Directions](#)

[View larger map](#)



## Photos



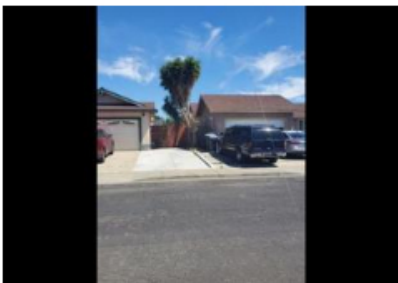
front 2



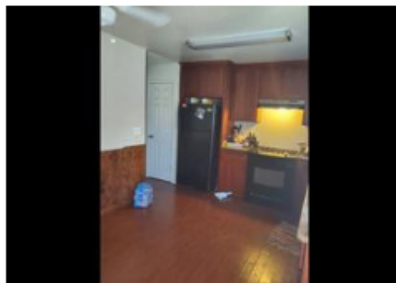
front



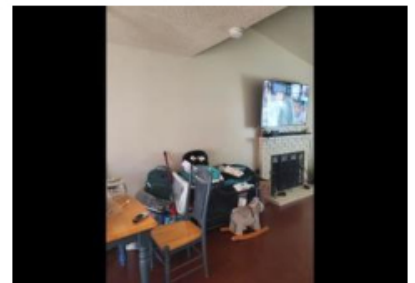
side



side 2



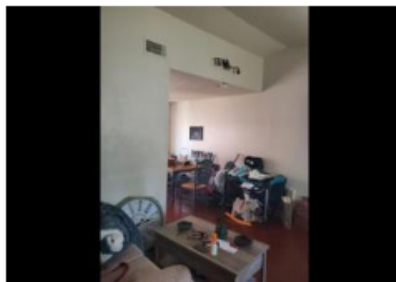
kitchen



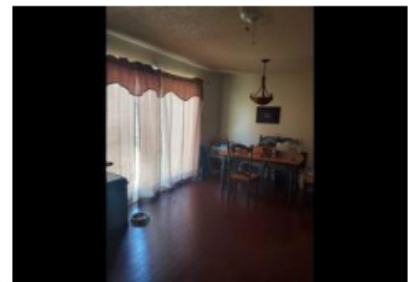
living room



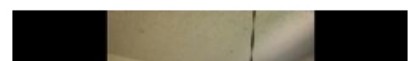
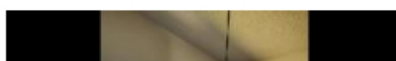
living room 2



dining room



dining



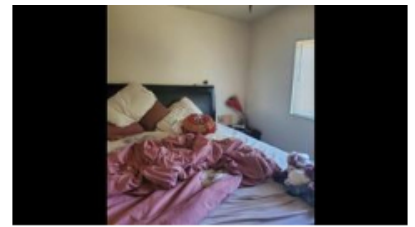




fireplace



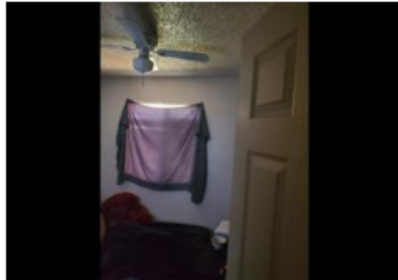
bedroom 1



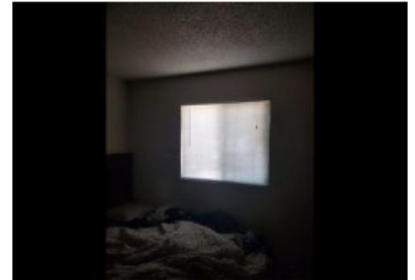
bedroom 1a



bedroom 2



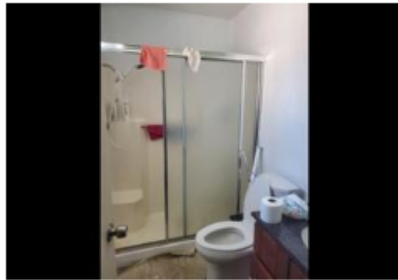
bedroom 4



bedroom 3



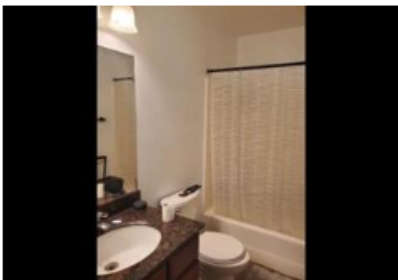
bath 1a



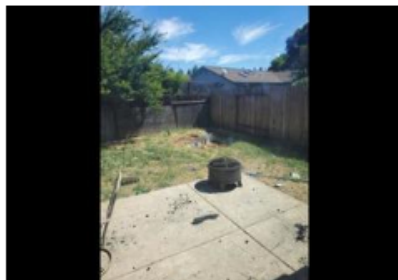
bath 1



bath 2



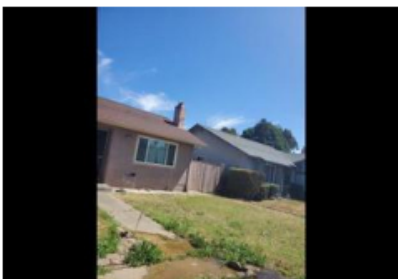
bath 2a



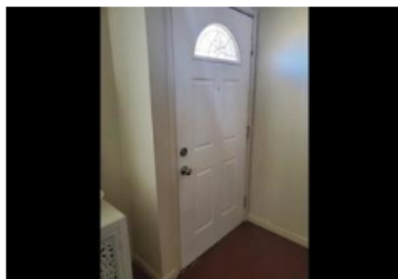
backyard



back



front yard



for repair 2



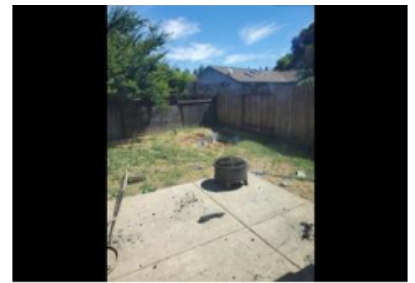
for repair 3



for repair 4



for repair 6



for repair 5



for repair



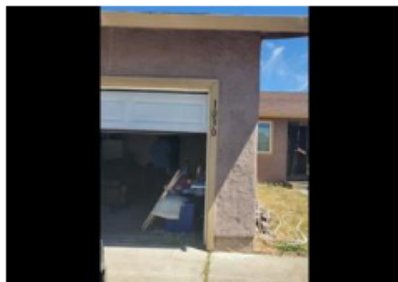
heater



garage



garage 2



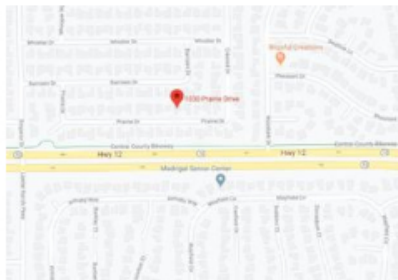
address



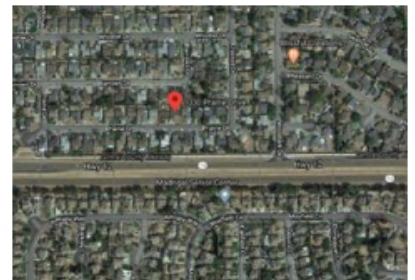
street



thermostat



Google Map



Google Aerial

## Documents

[Hernandez\\_-\\_Rental\\_Agreement\\_-\\_2\\_200.pdf](#) (pdf, 238KB)

[Hernandez\\_-\\_Handwritten\\_Loan\\_Purpose\\_Letter.pdf](#) (pdf, 22KB)

[Hernandez\\_-\\_Escrow\\_Instructions.pdf](#) (pdf, 125KB)

[Hernandez\\_-\\_BPO\\_\\_385k\\_-\\_Suisun\\_City.pdf](#) (pdf, 3731KB)

-  [Hernandez\\_-\\_Preliminary\\_Report.pdf \(pdf, 367KB\)](#)
-  [Hernandez\\_-\\_Property\\_Profile.pdf \(pdf, 312KB\)](#)
-  [Hernandez\\_-\\_Value\\_-\\_Redfin\\_\\_348\\_037.pdf \(pdf, 1370KB\)](#)
-  [Hernandez\\_-\\_Value\\_-\\_Zillow\\_\\_411\\_438.pdf \(pdf, 110KB\)](#)

## Investor Questions

1.



**Mayumi Bowers**

on Jul 20

The borrower is working as a hygienist. He has worked at the same company for 14 years. We don't typically do an income verification on the borrower. We are collecting 12 months of payments upfront with an 18 month term loan. The exit strategy is that the borrower will begin making payments in the last 6 months of the term to show a payment history in anticipation of refinancing the loan into a conventional loan.

[Reply](#)

2.



**Susette Stickel-Rufer**

on Jul 18

If it is NOO why is there a homeowner's exemption on their property taxes?

[Reply](#)

1.



**Mayumi Bowers**

on Jul 20

Susette, At the time of purchase in 2009, the property was owner occupied. The borrower moved out of the property few years ago and did not do anything to change their property tax status.

[Reply](#)

3.



**Barbara Brunson**

on Jun 12

Can you give a breakdown of how the \$250,250 loan will be used: ex. payoff 1st amount, payoff 2nd amount, payoff title policy liens, what improvements will they do at what price? They want to refi or sell within 18 months? Just curious: If they are a real estate investor: how many rentals do they own? and what is their credit score? thank you!

[Reply](#)

1.



**Mayumi Bowers**

on Jul 20

Barbara, The loan proceeds will be used to payoff the existing mortgages (approx. \$126K); City of Suisun Liens (approx. \$2k); Prepaid Int. (approx. \$31K). In addition, borrower will be making some improvements to the backyard. Credit score, stated in the posting is 582. This is the only rental property that the borrower owns.

[Reply](#)

4.



**Charlie Mugler**

on Jun 9

As the buyer has shown significant credit issues paying their obligations has he supplied any proof of income showing that he will be able to make payments on this loan as the rent is not sufficient, just as it was not in the past, if he has no

income beyond the rent this would not be a viable investment, thanks

Reply