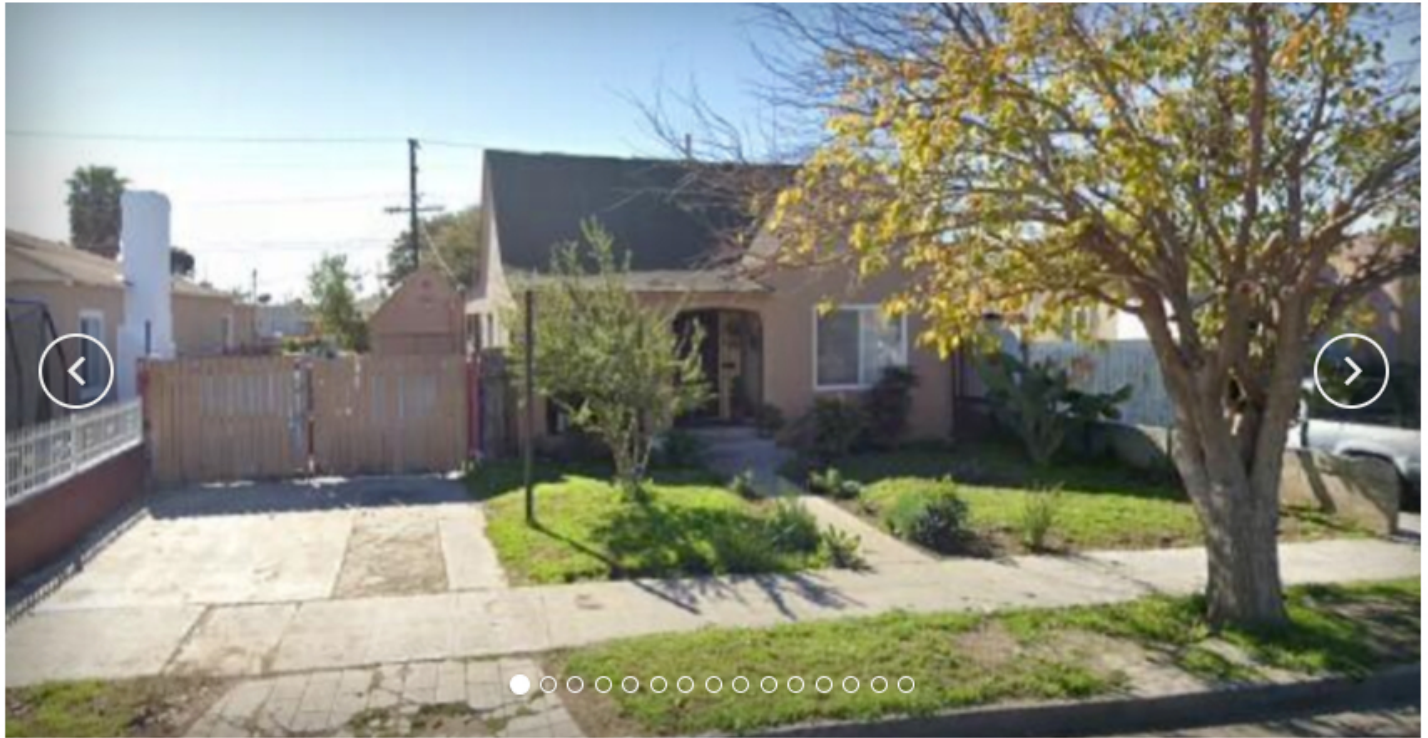


**\$269,750 1st TD @ 10.50%, 65.00% LTV, 56.88% Net LTV, NOO, SFR,
Refinance Cash-Out, 18 Mos. Term, 12 Mos. Guar. Int., 12 Mos. Prepaid Int.,
\$53,950 Min. Inv., Compton, CA 90220**

526 W Palmer Street Los Angeles CA 90220 United States



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

Overview

Real estate investor is seeking a cash-out refinance 1st TD on this SFR non-owner occupied rental property in Compton, CA in Los Angeles County. Funds from our loan will be used to payoff existing 1st and additional cash-out used to make minor upgrades to subject property.

The subject property is 1,182 SF bungalow style SFR sitting on a 5991 SF lot (.1375 acres) in a stable, well-located neighborhood of homes similar in style and age. The home has 6 total rooms with 3 BR/1 BA and a 1-car detached garage. The property is located East of the 110 FWY and South of the 105 FWY and is centrally located close to schools, shopping, and transportation. Rental income is \$2,000/ month. Exit strategy from our loan is a conventional refinance.

This loan is 65.00% LTV and 56.88% Net LTV on BPO value of \$415,000. Loan structure features 12 months guaranteed interest, 12 months prepaid interest yielding a 10.50% annualized return. Minimum investment is \$53,950 or 20%.

What we like about this Trust Deed opportunity:

1. 10.50% annualized return on a 1st TD
2. 12 months guaranteed interest
3. 12 months prepaid interest
4. Current monthly rental income: \$2,000
5. Borrower employed and making \$6k/mo. in Construction

6. 56.88% Net LTV

Possible concerns:

1. Credit 598 impacted and property in default because borrower forced to provide full-time care and support for both parents who were ill and died over the past two years.

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

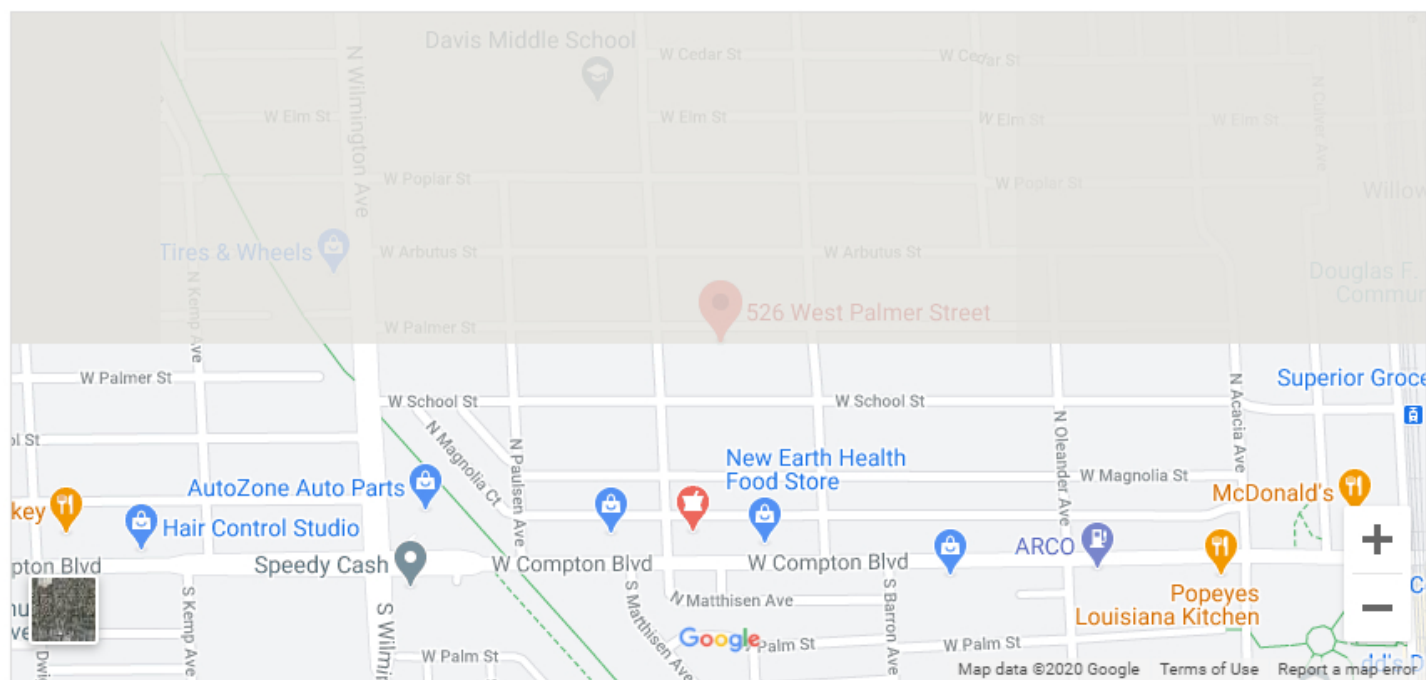
Financial

1. Offering Type: Debt
2. Investor Yield: 10.50%
3. Minimum Raise Amount: \$269,750
4. Minimum Investment Amount: \$53,950
5. Funding Goal: \$269,750
6. Lien Position: 1st TD
7. Loan Type: Business Purpose Cash-Out Refi
8. Loan Amount: \$269,750
9. LTV on BPO Value: 65.00%
10. Net LTV on BPO Value: 56.88%
11. Fractional Interests (2): \$53,950 or 20.00%
12. Lender Rate: 10.50%
13. Monthly Payment to Lender: \$2,416.51
14. Amortization/Term: Interest Only / 18 Mos
15. Gross Protective Equity over BPO Value: \$145,250
16. Guaranteed Interest: 12 Months
17. Prepaid Interest: 12 months
18. Rental Income: \$2,000
19. Borrower Credit: 598
20. Exit Strategy: Conventional Refinance

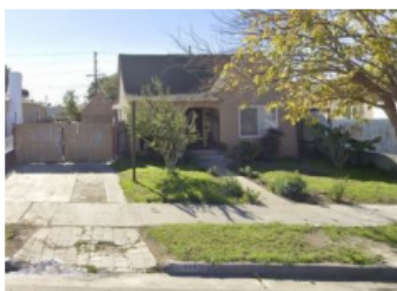
Property

1. Property Type: Single Family Residence
2. BPO Value: \$415,000
3. Home SF: 1,182
4. BPO Value/SF: \$351.10
5. Lot Size SF: 5991 SF or .1375 acres
6. Total Rooms: 6
7. Bedrooms: 3
8. Bathrooms: 1
9. Stories: 1
10. Garage: detached 1-car
11. Exterior Wall: Stucco
12. Year Built: 1929
13. Architectural Style: Bungalow
14. Occupancy: Non-owner Occ.
15. County: Los Angeles
16. Zoning: Residential
17. APN: 6151011026
18. Est. Closing Date: 10-02-20

Please see overview above.



Photos



front



house Front

front 2



bedroom 2

front



bathroom



living room



garage



street



Street View 2



house Front



Street View



Across the Street



Godinez Aerial




Godinez Google Map

Documents

[Godinez_-_BPO_-_415k_-_7-20-20.pdf](#) (pdf, 2937KB)

[Godinez_-_Preliminary_Report.pdf](#) (pdf, 455KB)

 [Godinez_-_Property_Profile.pdf](#) (pdf, 632KB)

 [Godinez_-_Value_Redfin_465K.pdf](#) (pdf, 714KB)