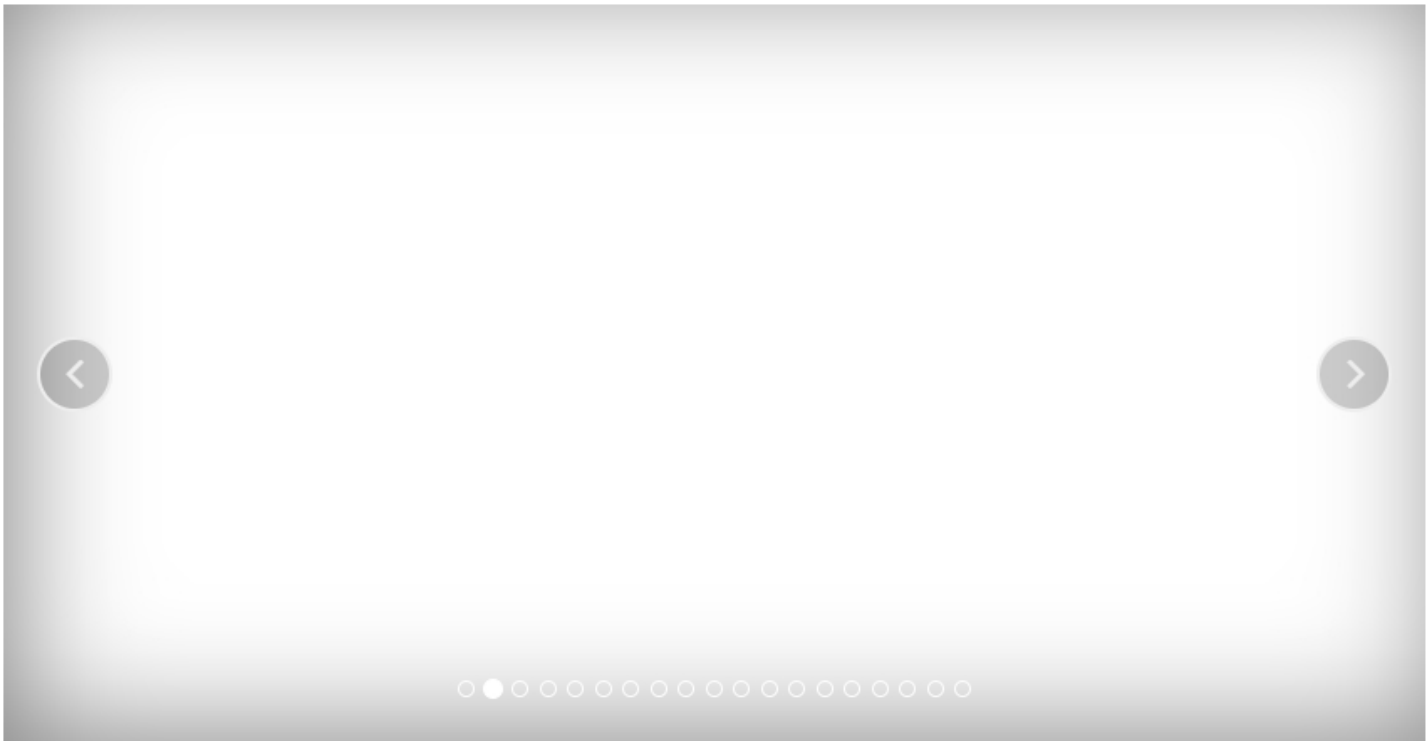


\$2,767,500 1st TD @ 10.25%, 45.00% LTV, on Appraised Value, Cash-Out Refi, NOO, Industrial Bldg, 36 Mos. Term, 12 Mos. Guar. Int., \$138,375 Min. Inv., Santa Ana, CA

3601 West Garry Avenue Santa Ana CA 92704 United States



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

Overview

The subject property is a concrete tilt up, Class "B" 17,281 SF single-story industrial building on 1.03 acres located in Santa's Ana's "Green Zone". The property is well located near the 405 & 55 freeways just off of Harbor Blvd. There are currently two units: front retail and back warehouse. The site has 28 parking stalls, 3 truck doors and 18' high clearance in the warehouse. The Cannabis Retail Store tenant, Ashe Society, currently pays \$37,141 rent mo. on a 10 year lease with semi-annual rent increases and is only utilizing the front retail space. The Tenant's lease includes the use of the 14k warehouse space for permitted cultivation and manufacturing however, the Tenant and/or Owner may decide to sub-lease this vacant space to another user.

This loan is 45.00% LTV on the appraised value of \$6,150,000. This \$6.15 Mil value places the building at a \$356/s.f. amount with a 6.25% Current Cap Rate with \$24/year NNN estimated rents. The loan amount on the building is at a \$197/s.f. Loan structure features 12 months Guaranteed Int., 10.25% annualized return. The minimum investment is \$138,375 or 10%.

What we like about this Trust Deed opportunity:

1. 746 credit score borrower
2. 45.00% LTV on Appraised Value and 43.76% Net LTV
3. 10.25% annualized return
4. \$37,141 current rental income w/ semi-annual rent increases
5. 12 months Guaranteed Interest

6. Borrower renovated building in 2019
7. Cannabis industry - low impact by COVID - customer demand remains high
8. Established cannabis brand with permits for retail, distribution, cultivation and manufacturing

Possible concerns:

1. Borrower would like to close as soon as possible

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: \$2,767,500
4. Minimum Investment Amount: \$138,375
5. Funding Goal: \$2,767,500
6. Lien Position: 1st TD
7. Loan Type: Business Purpose Cash Out
8. Loan Amount: \$2,767,500
9. LTV on Appraised Value: 45.00%
10. Net LTV (After Prepaid Interest Paid to Lender) : 43.76%
11. Fractional Interests (10): \$138,375 or 5%
12. Lender Rate: 10.25%
13. Monthly Payment to Lender: \$23,639.06
14. Amortization/Term: Interest Only / 36 Months
15. Gross Protective Equity over Purchase Price: \$3,382,500
16. Guaranteed Int. / Prepaid Int.: 12 Months / 0 Months
17. Current Rental Income: \$37,141
18. Lease Term: 10 years
19. Applied Cap Rate: 6.25%
20. Borrower Credit: 746
21. Exit Strategy: Pay Off through Business Proceeds

Property

1. Property Type: Industrial Building
2. Refinance Amount: \$2,767,500
3. Appraised Value: \$6,150,000
4. Building SF: 17,281
5. Appraised Value/sqft: \$355.88
6. Loan Amt./s.f.: \$197
7. Total Site Size: 1.03 acres or 44,659 SF
8. Net Rentable Area: 17,281 SF
9. Environmental: No further assessment is recommended at this time
10. Stories: 1
11. Construction: Class B
12. Foundation: Concrete slab
13. Year Built: 1979 / Year Renovated: 2019
14. Parking: 28 Spaces
15. Warehouse Height: 18' Clear
16. Truck Doors: 3
17. Occupancy: Non-Owner Occ.
18. County: Orange
19. Zoning: LI ~ Light Industrial.
20. APN: 414-213-07
21. Est. Closing Date: 9/30/20





Photos



Exterior Front 1



Streetview 2



Interior Front Unit 1



Interior Front Unit 4



Interior Front Unit 5



Interior Front Unit 6



Interior Warehouse 2



Interior Warehouse



Exterior Side 2





Exterior Side 1



Exterior Back



Exterior Front 2



Permits 1



Permits 4



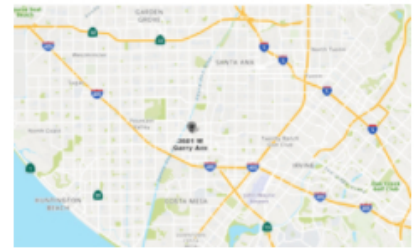
Permits 5



Warehouse 2



Warehouse 8



Google Map




Satellite Map

Documents

[Khong_-_Preliminary_Report.pdf \(pdf, 343KB\)](#)

[Khong_-_Tenant_Docs_-_Cannabis_Retailer_License_Permit_BCC_7-22-20.pdf \(pdf, 125KB\)](#)

 [Khong_-_Tenant_Docs_-_Cannabis_License_With_QR_.pdf \(pdf, 414KB\)](#)

 [Khong_-_EnviroPreScreen_Pro_Report_-_No_further_assessment_is_recommended_at_this_time_8-12-20.pdf \(pdf, 142041KB\)](#)

 [Khong_-_Appraisal__6.15_Mil._-_7-9-20.pdf \(pdf, 1757KB\)](#)

 [Khong_-_Property_Profile.pdf \(pdf, 373KB\)](#)

Investor Questions

1.



David Jaffe

on Sep 5

Is the appraisal done as a "regular" commercial building or has it been adjusted because it's a cannabis business? The license is provisional. In addition, it expires in 1 year. Is that a problem?

[Reply](#)



Sandy MacDougall

on Sep 6

1. Appraisal Question: This property is in the Santa Ana "Green Zone". The MAI Appraiser felt that since there were a substantial number of sale and rental comps from similar buildings in this Green Zone, that he should value this property with Cannabis Sale and Rent Comps. 2. Permit Quesiton: All the licenses given by every city are provisional and are only granted one year at a time. You have to reapply for the next year's permits.. it's a way for the city to collect more tax revenue. These dispensaries regardless of which city they cost 1-2-3 million to build, borrower says they would not put this much money into their projects if they were concerned about not getting another license each year. Some of the largest cannabis companies "Madmen" and "Harvest" both publicly traded companies have the same exact language in their permit as this borrower's permits. The cities want dispensaries there but they retain the rights for a full inspection and to collect fees for renewing those same licenses on a yearly basis. Borrower's locations are inspected monthly. The business is highly regulated to keep the bad guys out.

1.

[Reply](#)