

\$285,000 1st TD @ 11.50%, 57.00% LTV ARV, 21.67% Net LTV, SFR, NOO, Construction, 24 Mos. Term, \$170k FC 2 Mos. Prepaid Interest, 6 Mos Guar

.Int., Perris, CA 92570

20713 Clark St. Perris CA 92570 United States



Overview Management Financial Property Map Photos Documents Questions

Overview

Previous successful Mortgage Vintage borrowers and real estate investor/General Contractor builders are seeking a business purpose construction loan 1st TD on this Perris, CA lot that was purchased in May, 2018. Borrowers have successfully acquired permits and entitlements to build this SFR. Funds from our loan will be used to payoff an existing seller carry back lien on the property as well as fund the construction of the approved and permitted project.

At completion, the new home will be a 2,061 SF single-story ranch style SFR with 7 total rooms with 4 BR/2.5 BA and 3-car attached garage on a 1.35-acre lot. As this is a new construction, the home will feature all new appliances, cabinets, plumbing, electrical, central air, finishes, lighting, windows and doors. The property is situated near I-215 and a short drive from Lake Mathews and the Lake Perris Recreation Area at the Perris Reservoir. Schools, shopping, restaurants, recreation and medical facilities are all located nearby. The construction budget to bring this project to completion is \$200,000 and we will be holding back \$170k in Funds Control. Exit strategy from our loan is the sale of the property.

This loan is a 57.00% LTV on the appraised After Repair Value (ARV) value of \$500k. The Net LTV after factoring in the Funds Control holdback is 21.67%. The borrowers' skin in the game is calculated at \$80,852. Items already paid for by the borrower and included in the skin in the game calculation are: permits, lot clearing, excavation, footings/foundation, Funds Control, lender fees and prepaid interest.

Loan structure features 6 months' guaranteed interest, 2 months' prepaid interest and yields an 11.50% annualized return. Minimum investment is \$28,500 or 10%. The Mother of the borrower is a local realtor in Perris and will sell the property once complete.

What we like about this Trust Deed opportunity:

1. 590 and 678 credit score co-borrowers
2. Previous Successful MVI Borrower family
3. \$170,000 Funds Control or 100% of Construction Budget
4. \$80,52 borrower skin in the game
5. 11.50% annualized return
6. Completed Permits and Entitlements

Possible concerns:

1. Ground-up construction

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

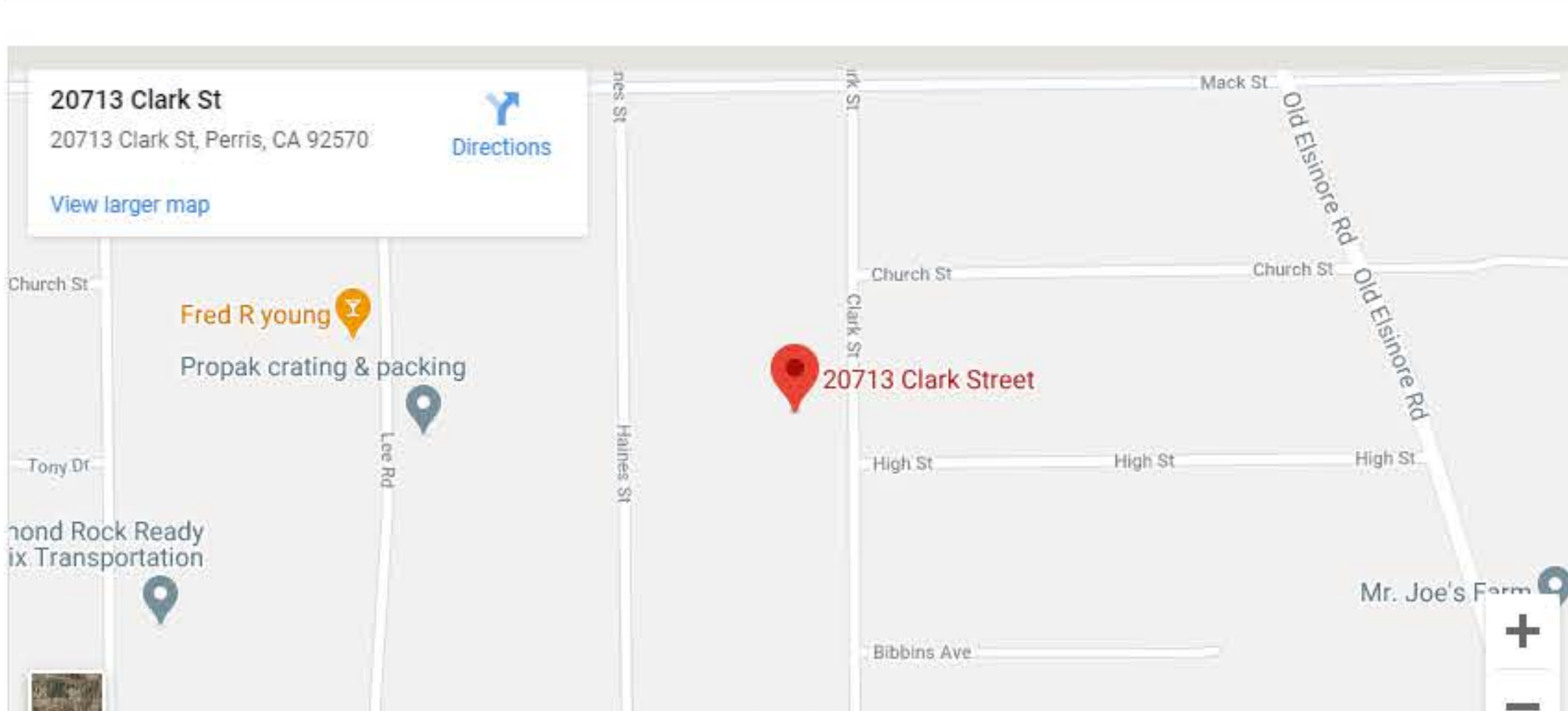
Financial

1. Offering Type: Debt
2. Investor Yield: 11.50%
3. Minimum Raise Amount: \$285,000
4. Minimum Investment Amount: \$28,500
5. Funding Goal: \$285,000
6. Lien Position: 1st TD
7. Loan Type: Business Purpose Refi
8. Loan Amount: \$285,000
9. LTV on Appraised ARV Value: 57.00%
10. Net CLTV on Appraised ARV Value: 21.67%
11. Fractional Interests (10): \$28,500 or 10%
12. Lender Rate: 11.50%
13. Monthly Payment to Lender: \$2,731.25
14. Amortization/Term: Interest Only / 24 Months
15. Gross Protective Equity over Appraised Value: \$215,000
16. Guaranteed Interest: 6 Months
17. Prepaid Interest: 2 Months
18. Borrower Credit: 590 & 680
19. Construction Budget: \$170,000
20. Funds Control: \$170,000
21. Funds Control Ratio: 100%
22. Exit Strategy: Sale of Property

Property

1. Property Type: Single Family Residence
2. Appraised ARV Value: \$500,000
3. Home sqft: 2,061
4. Appraised Value/sqft: \$242.60
5. Lot Size sqft: 58,806 or 1.35 acres
6. Total Rooms: 7
7. Bedrooms: 4
8. Bathrooms: 2.5
9. Stories: 1
10. Garage: 3-car attached garage
11. Architectural Style: Ranch
12. Exterior Wall: Stucco
13. Year Built: 2020
14. Occupancy: Non-Owner Occ.
15. County: San Bernardino
16. Zoning: Residential
17. APN: 318-251-046
18. Est. Closing Date: 8-27-20

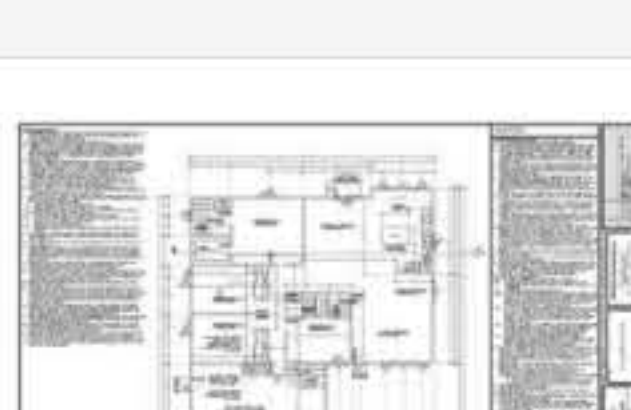
Please see deal overview above.



Photos



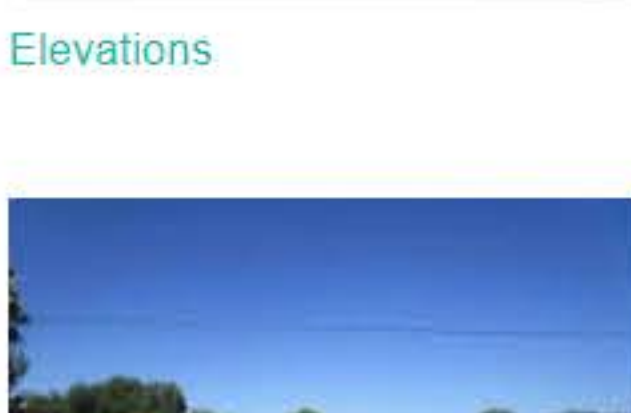
Elevations



Floor Plan



Roof Framing Plan



project site



rear 2



front



front side



rear



rear lot



rear of lot



street



view



Google Map



Google Aerial