

\$50,000 2nd TD @ 11.75%, Cash-Out, SFR, Owner Occupied, 18 Mos. Term, 61.67% CLTV, 59.24% Net CLTV, \$25,000 Min. Inv., 9 Mos. Guar. Int., 3 Mos Prepaid Int., Riverside, CA

5010 Alta Mira Way Riverside CA 92505 United States



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Overview

Business owner and real estate investor is seeking a cash-out 2nd TD of this owner occupied SFR in Riverside County. Borrower plans to use the loan proceeds to invest into the borrower's body lotion and soap business, Organic Heaven.

Our subject property is a beautiful custom built two-story SFR located in Riverside and sits on a 5 acre lot with a view. The subject was built in 1916 and has 1,528 sqft of living space with 7 total rooms - 3 bedrooms, 2 baths and 2-car attached garage. The home features spectacular views of the city and is surrounded by like style homes as well as new homes about one block away. The home is located just north of the of 91 Fwy and east of the 15 Fwy near La Sierra University and shopping. Rental income is \$1,500 per month.

This is a 61.67% CLTV based on the BPO value of \$600K. Loan structure features 9 months Guaranteed Interest and 3 months Prepaid Interest. Minimum investment for this Trust Deed is \$25,000 or 50.00%, yielding an 11.75% annualized return.

What we like about this Trust Deed opportunity:

1. Riverside County location SFR location with View
2. Appraisal at \$605k and BPO at \$600k
3. 9 months Guaranteed Interest and 3 mos. prepaid
4. CLTV: 61.67%
5. Net CLTV: 59.24%

Possible concerns:

1. Credit Score

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

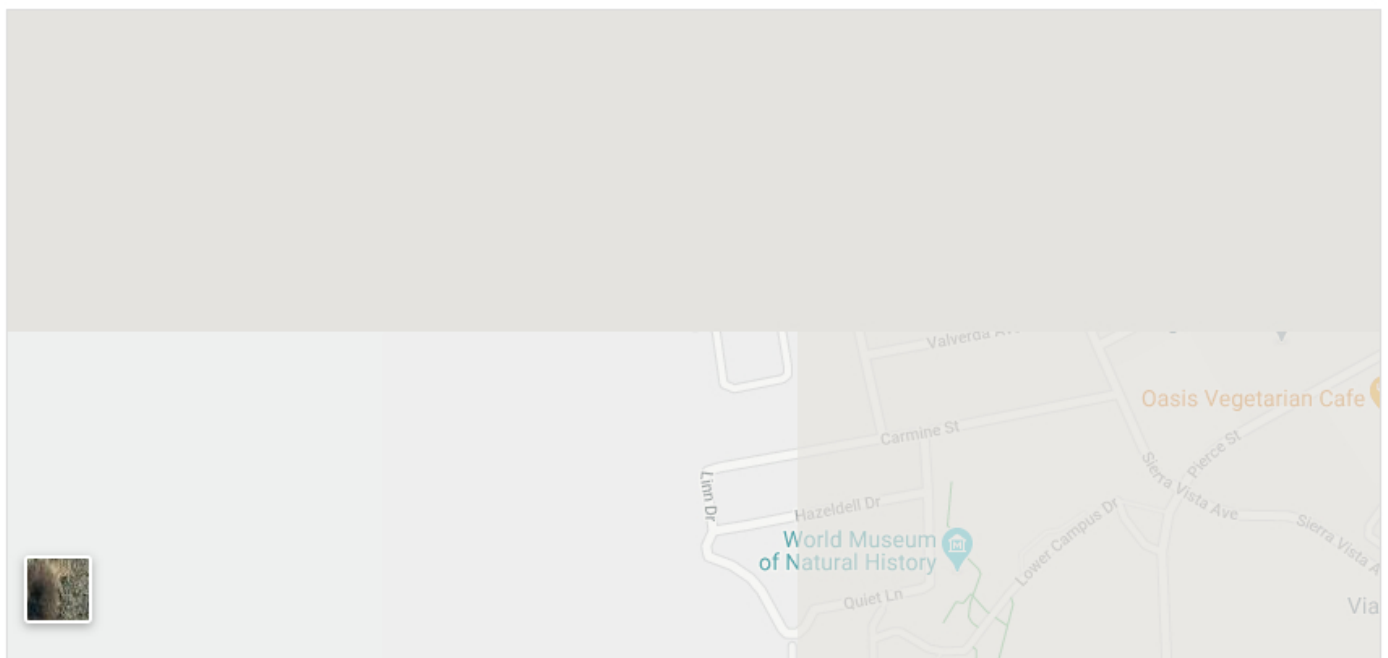
1. Offering Type: Debt
2. Investor Yield: 11.75%
3. Minimum Raise Amount: \$50,000
4. Minimum Investment Amount: \$25,000
5. Funding Goal: \$50,000
6. Lien Position: 2nd TD
7. Loan Type: Business Purpose Cash-Out
8. Loan Amount: \$50,000
9. Existing 1st TD Loan: \$320,000
10. Combined Loan Amount: \$370,000
11. CLTV on BPO Value: 61.67%
12. Net CLTV on BPO Value: 59.24%
13. Fractional Interests (1): \$25,000 or 50%
14. Lender Rate: 11.75%
15. Monthly Payment to Lender: \$489.58
16. Amortization/Term: Interest Only / 18 Months
17. Gross Protective Equity over BPO Value: \$230,000
18. Guaranteed Interest: 9 Months
19. Prepaid Interest: 3 Months
20. Borrower Credit: 596 & 589
21. Exit Strategy: Conventional Refinance

Property

1. Property Type: SFR
2. BPO Value: \$600,000
3. Gross Living Area: 1,531 s.f.
4. BPO Value/sqft: \$391.90
5. Appraisal Value (2019): \$605,000
6. Lot Size: 5 acres

- 7. Total Rooms: 6
- 8. Bedrooms: 3
- 9. Bathrooms: 2
- 10. Stories: 1
- 11. Garage: 2-car attached
- 12. Exterior Wall: Stucco
- 13. Year Built: 1916
- 14. Architectural Style: Contemporary
- 15. Occupancy: Non-Owner Occ.
- 16. County: Riverside
- 17. Zoning: Residential
- 18. APN: 141-110-018 and 141-110-028
- 19. Est. Closing Date: September 10, 2020

See Prior Description



Photos



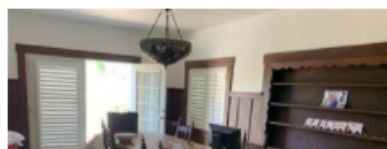
Front of Prop Pic 2



Front of Property



Front of Prop Pic 3





Address



Dining Room



Kitchen Pic 1



Kitchen Pic 2



Bedroom 1



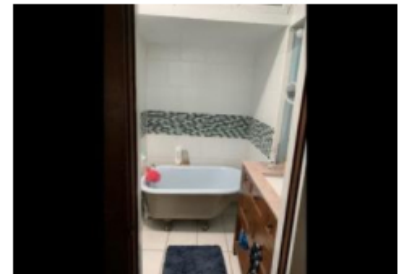
Bedroom 2



Bedroom 3



Bathroom 1



Bathroom 2



Laundry Room



Backyard



Exterior Deck



Addt 1 Yard




Street View 1





Street View 2

 Teel_-_Appraisal__605K.pdf (pdf, 4278KB)

 Teel_-_BPO_-_600k.pdf (pdf, 4109KB)

 Teel_-_Preliminary_Report.pdf (pdf, 383KB)

 Teel_-_Property_Profile.pdf (pdf, 4813KB)

 Teel_-_Value_-_Zillow__457K.pdf (pdf, 108KB)

 Teel_-_Value_-_Redfin__441K.pdf (pdf, 973KB)
