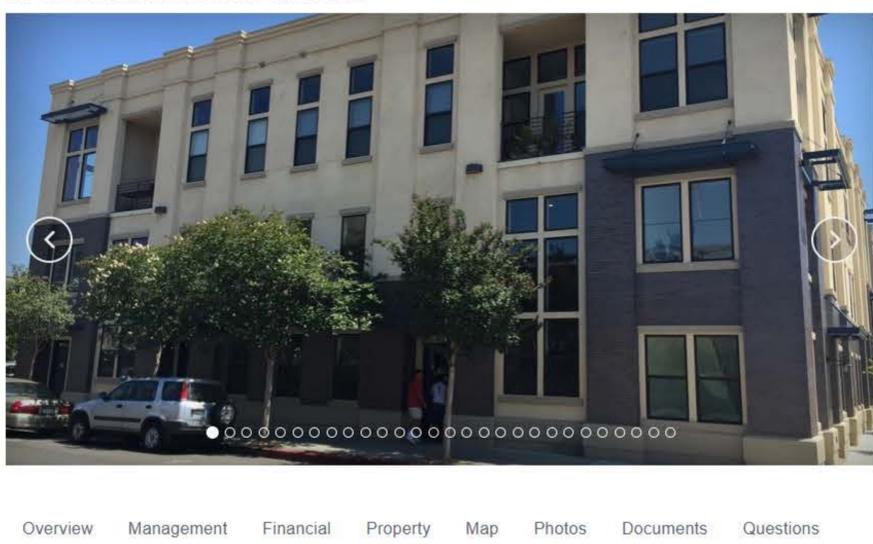


**\$468,000 1st @ 9.00%, 62.40% LTV, Cash-Out, NOO, Office Condo - Live Work, 24 Mos. Term, 3 Mos. Guaranteed Int., 3 Mos. Prepaid Int., \$46,800k Min. Inv., Santa Ana, CA 92701**

190 W. 3rd St. Santa Ana CA 92701 United States



Overview Management Financial Property Map Photos Documents Questions

### Overview

773 Mid FICO Real Estate Investor and previous Mortgage Vintage borrower is seeking a cash-out refinance 1st TD on this "free and clear" mixed use office/residential condominium property in Santa Ana, CA in Orange County. The property is currently and has since inception being used as the Headquarters for Caboraca Investments, Inc. which is a Real Estate Brokerage and Construction Co. founded by our borrower. Funds from our loan will be used as working capital to invest in other real estate opportunities. Borrower is an experienced fix and flip investor and developer with a track record of over 8 successful loans with Mortgage Vintage.

Subject property is a Class B mixed use office/residential condominium located in the heart of Santa Ana. The property was built in 2011. The Property is configured to house 1 tenant and could be used for living and work space, however, the space is currently used strictly for work space. The highly upgraded unit offers recessed lighting, title floors, a fully upgraded kitchen, 6 offices, 4 cubicles, 2 bathrooms, and a reception area. On site parking consists of 8 marked asphalt paved spaces.

This is a 62.40% LTV on a recently appraised value of \$750,000 with a minimum investment of \$46,800 or 10.00%, yielding an 9.00% annualized return with 3 months Guaranteed Interest and 3 months Prepaid Interest.

What we like about this Trust Deed opportunity:

1. Successful MVI borrower and Real Estate Investor
2. Highly desirable Downtown Santa Ana, Orange County location
3. 773 credit score
4. 62.40% LTV

Possible concerns:

1. Borrower needs 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: 9.00%
3. Minimum Raise Amount: \$468,000
4. Minimum Investment Amount: \$46,800
5. Funding Goal: \$468,000
6. Property Type: Office Condominium - Live Work
7. Loan Type: Business Purpose Cash-Out
8. Lien Position: 1st TD
9. Loan Amount: \$468,000
10. Estimated Valuation: \$750,000
11. LTV on Estimated Valuation: 62.40%
12. Fractional Interests (10): \$46,800
13. Lender Rate: 9.00%
14. Monthly Payment to Investor: \$3,510.00
15. Amort/Term: Interest Only / 24 mos.
16. Occupancy: Non-Owner Occ.
17. Gross Protective Equity: \$282,000
18. FICO (Credit Score): 773
19. Exit Strategy: Conventional Refi

### Property

1. Property Type: Condominium - Live Work
2. Appraised Valuation Oct. 2020: \$750,000
3. Net Rentable Sq. Ft.: 2,250
4. Value/SF: \$333.33
5. Total Bdr/Bath: 2 bath
6. Exterior: Stucco
7. Porch/Patio Y/N: Y
8. Pool Y/N: N
9. Year Built: 2011
10. Occupancy: Non-Owner Occ.
11. County: Orange
12. APN: 937-833-72
13. Est. Closing Date: 10-28-20

See detail above



### Photos



Front



Front Entrance



Entry 3



Entry 2



Common Area



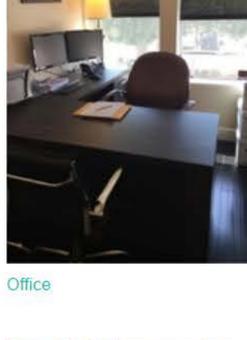
Conference Room



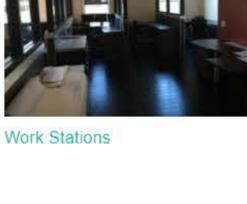
Work Stations 2



Work Area 3



Office



Work Stations



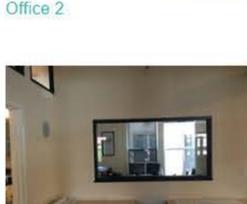
Office 2



Kitchen 2



Entry



Work Stations 3



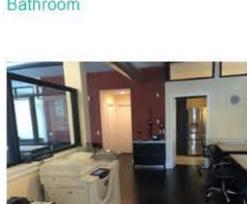
Bathroom



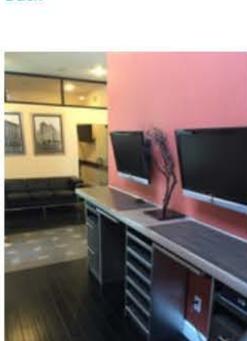
Back



Parking 2



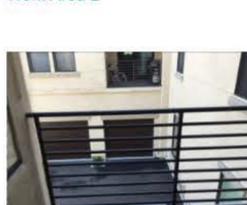
Work Area 2



Work Area



Kitchen



Balcony



Parking



Balcony 2



Front 2



Street



Street 2



Street 3



Parking Garage