

\$436,000 1st TD @ 13.00%, 34.99% LTV, 32.37% Net LTV, NOO, Vacant Land, REFI Cash Out, 24 Mos., 6 Mos. Guar Int, 6 Mos Prepaid Int, \$43,600 min inv., Penn Valley, CA 95946

17238 Carrie Ann Lane Penn Valley CA 95946 United States



Overview Management Financial Property Map Photos Documents Questions

Overview

720 credit score, experienced real estate developer and investor is seeking a business purpose cash-out 1st TD on this non-owner occupied, vacant land in Penn Valley, CA. Funds from our loan will be used to payoff a small existing 127k 1st TD. Additional cash-out will be applied to the development of Retirement & Affordable Housing units on this subject property by his company <https://steelheartinternational.com> which has a history of specializing in small home construction. The borrower was able to purchase the land at a distressed value last year and has since successfully lobbied to be recognized & included in the City's new Master Plan as the "Village Core".

The subject property is 20.1 acres of vacant land. The subject property is located in Nevada County which is experiencing a significant population growth because it's located within a desirable, commutable distance from Sacramento while providing an affordable, small town atmosphere. The subject property sits in the picturesque rolling hills of the Sierra Nevada's, close to rural shopping centers and nearby schools; as well as, many popular tourist and recreational locations such as Lake Tahoe, Truckee River & Yuba River. The subject property is on Highway 20 which connects just 5 miles to Highway 49, the major transportation artery to larger cities. The borrower is in the process of receiving entitlements for this subject property to be re-zoned from its current "R2" residential zoning to commercial/mixed use for this City Center and Retirement & Affordable Housing build. The current Appraisal of \$1.26 Mil. is based on the current R2 zoning which allows 6 units per acre. Any increase in Zoning or Entitlement density would add additional value to the Appraised amount.

Borrower has multiple exit strategy opportunities: conventional commercial loan refinance, proceeds from borrower's construction business and/or individual equity investor participation once entitlements are secured. This loan is 34.99% LTV / 32.37% Net LTV on the recently appraised value of \$1,246,000. Loan structure features 6 months' guaranteed interest, 6 months' prepaid interest and 13.00% annualized return. Minimum investment is \$43,600 or 10%.

What we like about this Trust Deed opportunity:

1. 720 Credit Score
2. 13.00% annualized return
3. 34.99% LTV / 32.37% Net LTV
4. 6 months guaranteed interest
5. 6 months prepaid interest
6. Small Home, Rural Retirement & Affordable Housing trend, increased consumer demand

Possible concerns:

1. Borrower would like to close quickly
2. Cash out for Entitlements

Pledged 90%



Pledge Today

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Funding Goal	\$436,000
Estimated Closing Date	Nov 20, 2020
Investor Yield	13.00%
Min. Investment	\$43,600

Investors

Name	Amount
Someone	\$43,600
Someone	\$43,600
Someone	\$43,600
Someone	\$87,200
Someone	\$43,600
Someone	\$43,600
Someone	\$43,600
Someone	\$43,600

Contact Sponsors



Sandy MacDougall

- Send Message
- Email Sandy
- (949) 632-6145

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

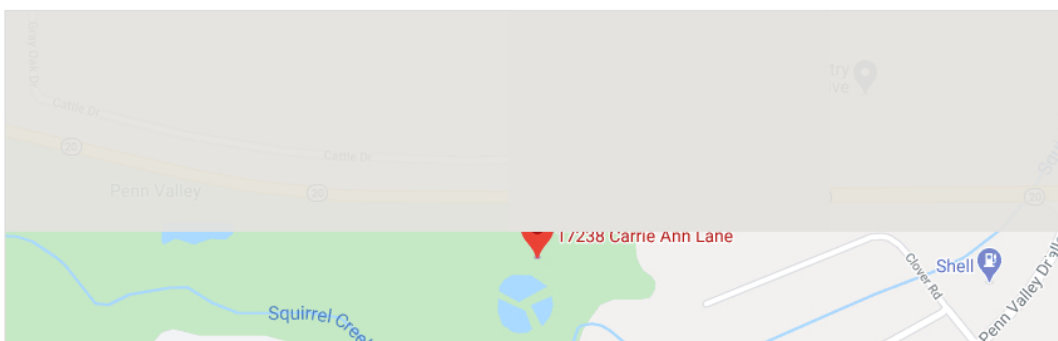
Financial

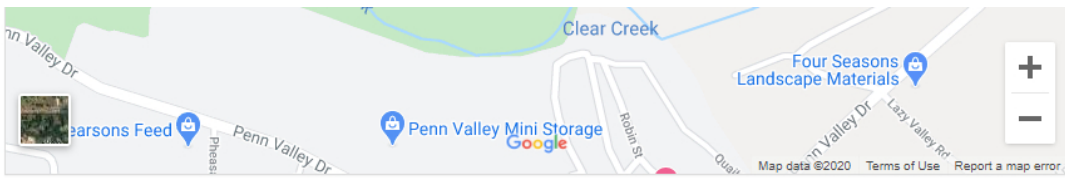
1. Offering Type: Debt
2. Investor Yield: 13.00%
3. Minimum Raise Amount: \$436,000
4. Minimum Investment Amount: \$43,600
5. Funding Goal: \$436,000
6. Lien Position: 1st TD
7. Loan Type: Business Purpose Cash-Out Refi
8. Loan Amount: \$436,000
9. LTV on Appraised Value: 34.99%
10. Net LTV on Appraised Value: 32.37%
11. Fractional Interests (10): \$43,600 or 10.00%
12. Lender Rate: 13.00%
13. Monthly Payment to Lender: \$4,723.33
14. Amortization/Term: Interest Only / 24 Mos
15. Gross Protective Equity over Appraised Value: \$810,000
16. Guaranteed Interest: 6 Months
17. Prepaid Interest: 6 months
18. Borrower Credit: 720
19. Exit Strategy: Conventional Refinance

Property

1. Property Type: Vacant Land
2. Appraised Value: \$1,246,000
3. Land Acreage SF: 20.1 acres
4. Appraised Value/Acre: \$61,990.05
5. Future Architectural Style: Traditional
6. Occupancy: Non-owner Occ.
7. County: Nevada County
8. Current Zoning: R2
9. APN: 051-370-002
10. Est. Closing Date: 11-18-20

Please see overview above.





Photos



Aerial Shot of Land



Street View



Regional Map



Sample 3 Future Home Build on Property



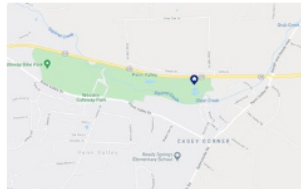
Sample 2 Future Home Build on Property



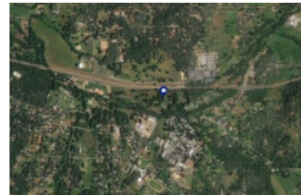
Future Hexagon Home Design



Sample Interior Hexagon



Google Map



Aerial Map



Street View 2.jpg

Documents

- [morgan_-_build_quote.pdf \(pdf, 333KB\)](#)

- [morgan_-_escreenlogic_enviroscreen_flash_report_-_low.pdf \(pdf, 1148KB\)](#)

- [morgan_-_handwritten_loan_purpose_letter.pdf \(pdf, 86KB\)](#)

- [sipstech_cozy_cabin_\(100320\)_\(1\).pdf \(pdf, 584KB\)](#)

- [Phil_Ruble_from_Olympia_Mortgage_and_Investment_Opinion_on_Appraisal_-_Local_retired_Hard_Money_Lender.pdf \(pdf, 197KB\)](#)

- [Morgan_-_Appraisal__1.246M_Updated_10-31-2020.pdf \(pdf, 10067KB\)](#)

- [Morgan_-_Preliminary_Report.pdf \(pdf, 274KB\)](#)

- [Morgan_-_Property_Profile.pdf \(pdf, 672KB\)](#)