

\$650,000 1st TD @ 6.25%, 12.15% LTV, 22 Unit Multi-Family, Business Purpose Cash-Out, 24 Mos. Term, , \$65,000 Min. Inv., 4 Mos. Guar. Int., Anaheim, CA 92804

227 S. Canoga Place Anaheim CA 92804 United States



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Overview

710 & 692 FICO successful real estate investors and previous Mortgage Vintage Borrowers are seeking a business purpose cash-out 1st TD on this "Free & Clear", NOO, 100% Rented, 22 Unit Multi-Family Residential building in Anaheim, CA. The funds from our loan will be used to pay down loan amounts on 3 other real estate investment properties borrowers own and are presently Refinancing through Mortgage Vintage Inc.

The subject property is a two story, garden style, Multi-Family residential building known as "Cypress Meadows Apartments", its a well maintained 22-unit apartment community located in a strong rental market of Anaheim, California. The subject property sits on a 31,950 square foot lot with 16,700 SF of rentable space.

All units are separately metered for gas and electricity. The subject property features ample on-site parking (including 29 enclosed garages and spaces), on-site, building owned laundry facility, community pool, BBQ/picnic area, gated/secured apartment community and yards/patios. The property has easy access to 91 & 5 FWY, major retail, job centers and schools.

Current total monthly rent & laundry fees earned on property is \$36,850.

This is a 12.15% LTV based on an 2019 appraised value of \$5,350,000 when borrowers purchased property "Free & Clear" using 1031 exchange funds after selling their Hotel in Arizona.

Loan structure features 4 months Guaranteed Interest. Minimum investment for this Trust Deed is \$65,000 or 10.00% fractional interest at a 6.25% annualized yield return. Exit strategy will be a conventional refinance.

What we like about this Trust Deed opportunity:

1. Subject Property Free & Clear
2. 12.15% LTV

3. Experienced Real Estate Investors
4. 710 & 692 FICO
5. In Demand Rental Location
6. 4 months Guaranteed Interest

Possible concerns:

1. Borrower would like to close quickly

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

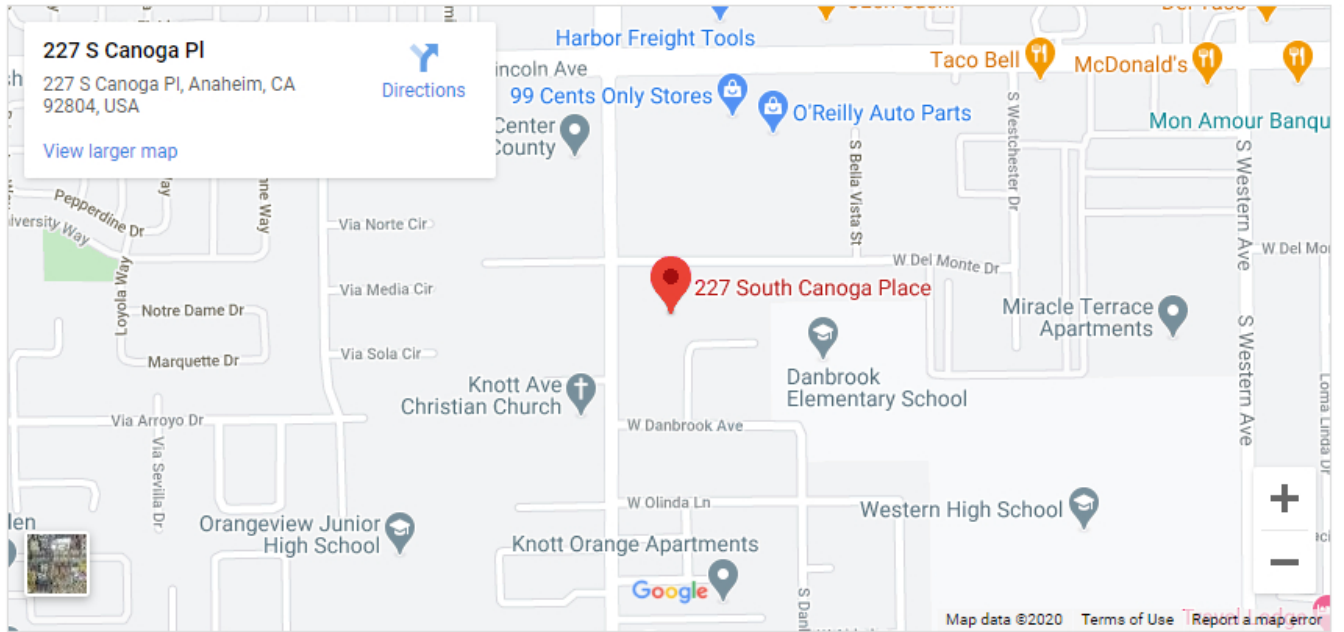
1. Offering Type: Debt
2. Investor Yield: 6.25%
3. Minimum Raise Amount: \$650,000
4. Minimum Investment Amount: \$65,000
5. Funding Goal: \$650,000
6. Lien Position: 1st TD
7. Loan Type: Business Purpose Cash-Out
8. Loan Amount: \$650,000
9. LTV on Appraised Amount: 12.15%
10. Fractional Interests (10): \$65,000 or 10%
11. Lender Rate: 6.25%
12. Monthly Payment to Lender: \$3,385.42
13. Amortization/Term: Interest Only / 24 Months
14. Gross Protective Equity: \$4,700,000
15. Guaranteed Interest: 4 Months
16. Borrower Credit: 710 & 692
17. Exit Strategy: Conventional Refinance

Property

1. Property Type: Multi Family Residential
2. Appraised Value: \$5,350,000
3. Gross Living Area: 16,700 SF
4. Appraised Value/SF: \$320.36
5. Lot Size: 31,950 SF or .73 acres
6. Total Apartment Units: 22

- 7. Occupancy %: 100% Occupied
- 8. Stories: 2
- 9. Attached Parking: 29
- 10. Year Built: 1963
- 11. Architectural Style: Garden Style, Walk In
- 12. Occupancy: Non-Owner
- 13. County: Greater Orange County
- 14. Zoning: RM-4 Multi-Family Residential
- 15. APN: 135-331-17
- 16. Est. Closing Date: Dec 18, 2020

See Prior Description



Photos



Top Aerial



Aerial Back



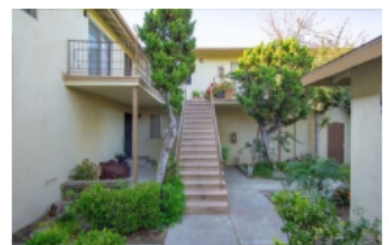
Front View



Pool



Property 6



Property 5



Property 2



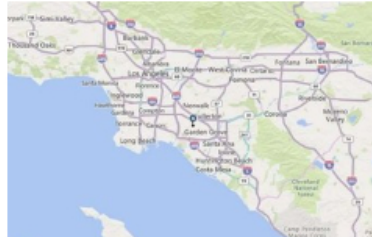
Property 1



Property 4



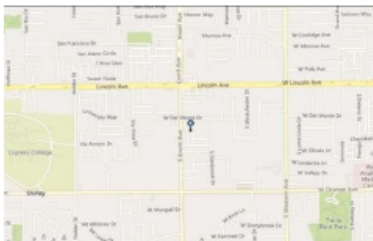
Property 3



Gomez Area Map



Satellite photo



Gomez Google Map

Documents

[Gomez_-_Appraisal_Canoga_Place.pdf](#) (pdf, 4304KB)

[Gomez_-_Canoga_-_Property_Profile.pdf](#) (pdf, 1574KB)

[Gomez_-_Canoga_-_PreliminaryReport.pdf](#) (pdf, 310KB)

[Gomez_-_Canoga_-_Prelim_Supplement_Item__11_Removed.pdf](#) (pdf, 48KB)

[Gomez_-_Canoga_-_Handwritten_Loan_Purpose_Letter.pdf](#) (pdf, 305KB)

Investor Questions

Write your question here ...

Submit

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