

\$660,000 1st TD @ 9.50%, SFR, NOO. Fix & Flip, 80.00% LTV on Purchase Price, 61.80% LTV on BPO, 12 Mos Term, \$66,000k Min. Inv., 3 Mos. Guar. Int., Orinda, CA, 94563

11 Ivy Drive Orinda CA 94563 United States



Overview Management Financial Property Map Photos Documents Questions

Overview

766 FICO real estate investor, previous Mortgage Vintage borrower and experienced Fix & Flip general contractor is seeking a business purpose loan to purchase this prime fix & flip opportunity in Orinda, Contra Costa County, CA.

The subject property is a 3-bedroom/2-bathroom SFR located in Orinda's desirable Ivy Drive neighborhood. The 1,572 SF home is situated on a 0.24-acre lot with curb appeal featuring a covered front porch. South Orinda is a sought after suburb neighborhood in the San Francisco Bay Area. The subject property is close to many regional parks, hiking trails and blocks to award winning K-12 schools. The subject property is well located within a 5-minute drive to or bus to BART to access surrounding larger Bay Area cities and right off HWY-24.

This is a 80.00% LTV based on Purchase Price and 61.80% LTV on recent BPO value. Loan structure features 3 months Guaranteed Interest. Minimum investment for this Trust Deed is \$66,000 or 10.00%, yielding 9.50% annualized return.

What we like about this Trust Deed opportunity:

1. 766 fico score borrower
2. Former MVI borrower, experienced Fix & Flipper & real estate investor
3. 61.80% LTV on BPO value
4. 3 months Guaranteed Interest
5. Desirable SF area location

Possible concerns:

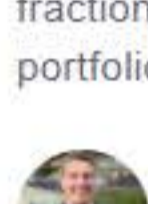
1. Borrower would like to close as soon as possible

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 CTD

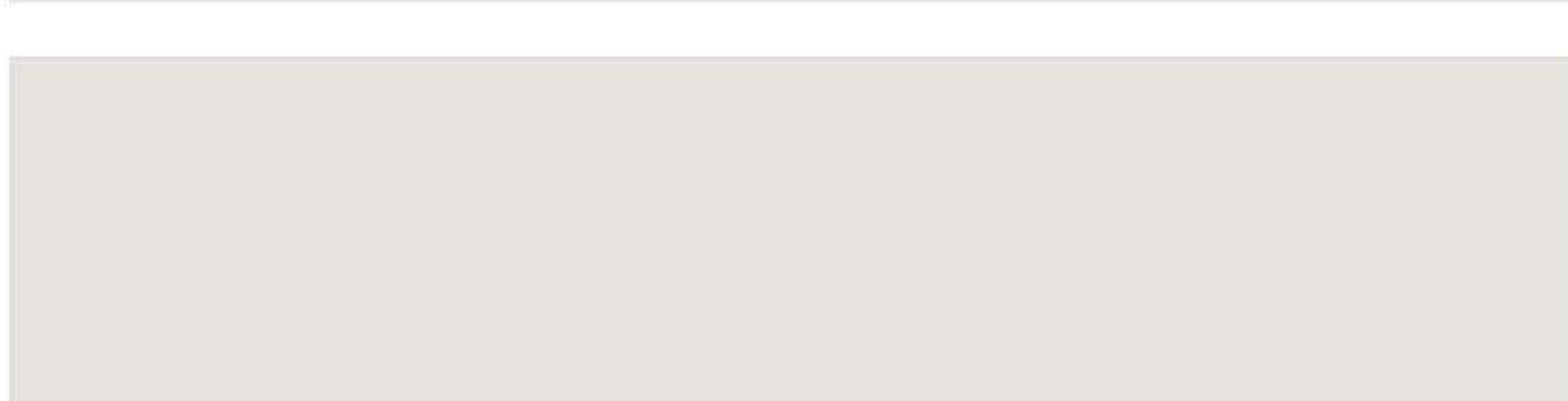
Financial

1. Offering Type: Debt
2. Investor Yield: 9.50%
3. Minimum Raise Amount: \$660,000
4. Minimum Investment Amount: \$66,000
5. Loan amount (\$): \$660,000
6. Lien position: 1st TD
7. Borrower Credit Score: 766.0
8. LTV/CLTV: 80.0%
9. Deal Type: Purchase Fix and Flip
10. Loan Term Length: 1 Year
11. Property Condition: Minor Rehab
12. Lien Position: 1st TD
13. Loan Type: Business Purpose Purchase
14. Loan Amount: \$660,000
15. LTV on Purchase Price: 80.00%
16. LTV on BPO: 61.80%
17. Fractional Interests (10): \$66,000 or 10%
18. Lender Rate: 9.50%
19. Monthly Payment to Lender: \$5,225
20. Amortization/Term: Interest Only / 12 Months
21. Gross Protective Equity over BPO Value: \$243,000
22. Guaranteed Interest: 3 Months
23. Borrower Credit: 766
24. Exit Strategy: Sale of Property

Property

1. Property Type: Single Family Residence
2. Sale Price: 825,000 / BPO Value: \$1,068,000
3. Home sqft: 1,572 SF
4. Sales Price Value SF: \$524.81 / BPO Value SF: \$679.39
5. Lot Size SF: .24 acres
6. Total Rooms: 8
7. Bedrooms: 3
8. Bathrooms: 2
9. Stories: 1
10. Garage: parking spaces
11. Exterior Wall: Stucco/Wood
12. Year Built: 1952
13. Architectural Style: Ranch
14. Occupancy: Non-Owner Occ.
15. County: Contra Costa
16. Zoning: Residential
17. Est. Closing Date: 1/4/21

See Above Description



Photos



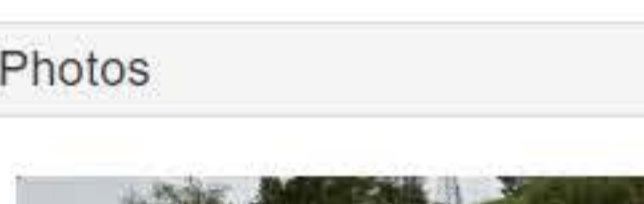
Front View Zoom



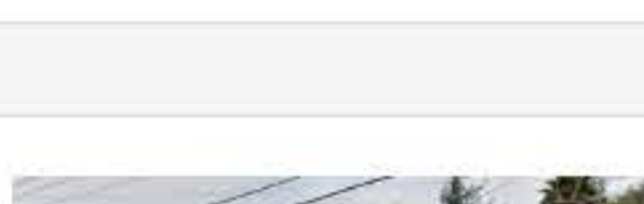
Front View



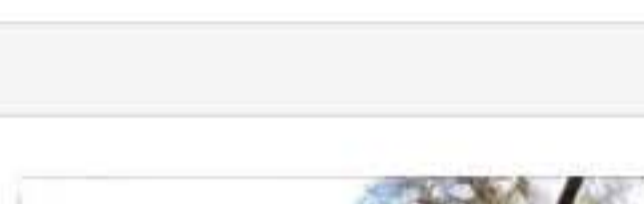
Windhurst BackView



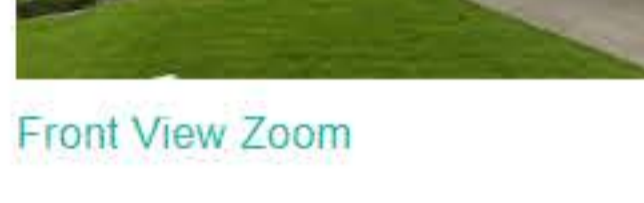
Windhurst Street View



Living Room



Kitchen



Family Room



Windhurst Bedroom 1



Windhurst Master Bedroom



Windhurst Master Bath



Bedroom 2



Windhurst Bathroom Hallway



Hallway



Laundry



SideView



Front Porch



Windhurst Address



Windhurst Google Map



Aerial Map



Bedroom 2



Windhurst Google Map



Front View