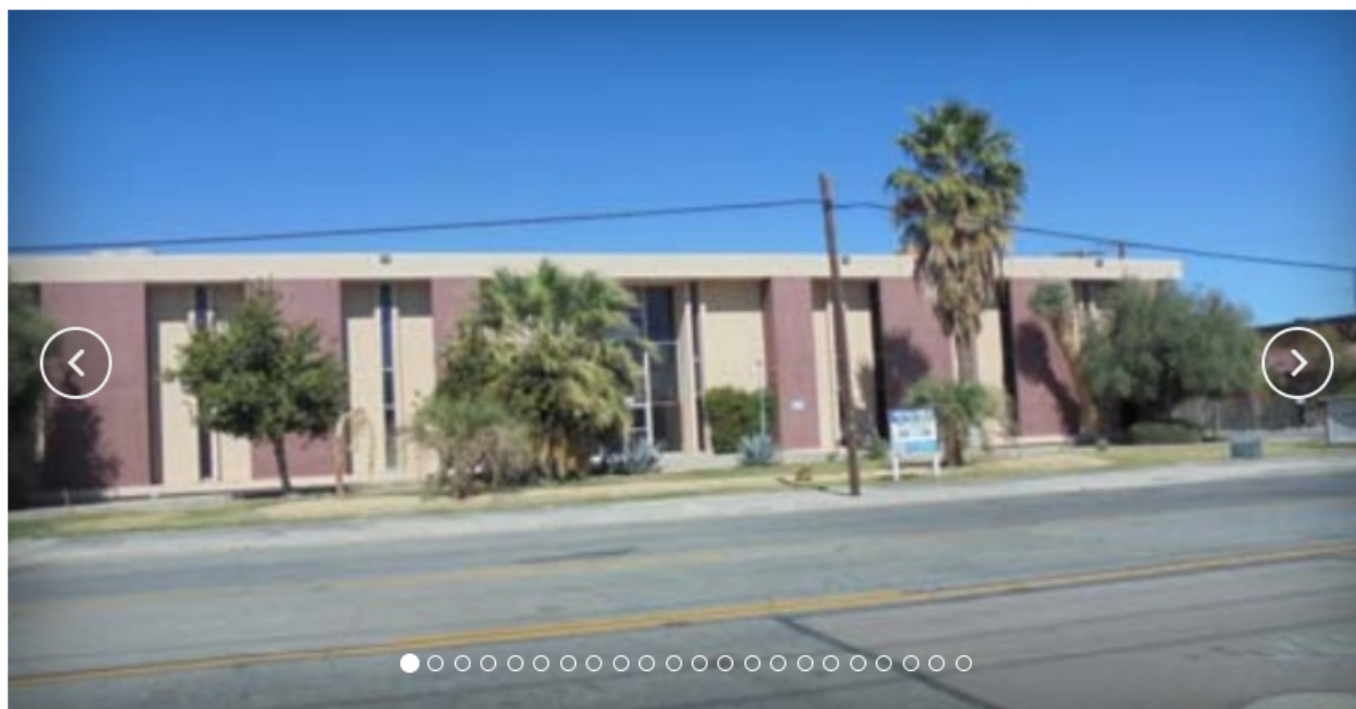


**\$1,800,000 1st TD @ 10.75%, 60.00% LTV, 58.20% Net LTV on ARV, Commercial, Construction, 24 Mos. Term, \$683k Fund Control, 6 Mos. Guar. Int., 3 Mos. Prepaid Int., \$180,000 Min, Indio, CA, 92201**

81840 Avenue 46 Indio CA 92201 United States



- Overview
- Management
- Financial
- Property
- Map
- Photos
- Documents
- Questions

### Overview

775 & 774 credit score and owners/operators of a Construction & Development company are seeking a business purpose 1st TD loan on these 3 Commercial buildings in Indio, CA. Borrowers are currently underway converting these Commercial buildings into to a single-tenant private Charter school. Funds from our loan will be used to pay off the existing \$1,150,000k purchase loan on the property and \$683k will be held in funds control to complete the remodel project. The construction funds will go towards a fire and sprinkler retrofit, final interior/exterior finishes and additional Covid 19 required site improvements. Building Permits and Conditional Use Permits are approved and in place. The borrower is bringing in approx. \$175k to close and has over \$620k invested personally in this project.

River Springs Charter School will be occupying the property as they have grown out of their facility in Indio that they have occupied for over 7 years. River Springs operates 18 Charter Schools across So. California and has their headquarters in Temecula <https://springscs.org/>.

The subject property consists of 3 separate buildings with 13,540 SF of rentable space sitting on a 55,321 SF lot. The subject property was previously used for professional and medical office tenants and is currently undergoing a major remodel for single tenant usage. The borrower experienced significant changes and subsequent increase in cost to the construction plan a result from Covid. The borrowers have a 15 year signed lease with "River Springs Charter School" with annual rents starting at \$13,200 per month. Tenant will take possession upon remodel project completion. The subject property features 12 restrooms and 67 spot parking lot, it is well located near downtown shopping, restaurants and is just south of the 10 Freeway. Although the subject property is being modified for single tenant occupancy the property can readily be returned to 2-4 tenant occupancy in the event that a re-purposing be necessary in the future.

The construction budget to bring this project to completion is \$683k which will be held in Funds Control. La Mesa

Funds Control Co. has done an independent feasibility analysis of the construction budget and has verified that the proposed construction budget is sufficient to finish the project. Exit strategy from our loan is a Commercial Loan or a 1031 Exchange.

This loan is a 60.00% LTV and 58.20% Net LTV on the appraised ARV value of \$3 Million. Loan structure features 6 months' guaranteed interest, 3 months' prepaid interest and yields an 10.75% annualized return. Minimum investment is \$180,000 or 10%.

What we like about this Trust Deed opportunity:

1. 775 & 774 credit score borrowers
2. 10.75% rate to the investor
3. Experienced owner/operators of Construction Co.
4. Non-Owner Occupied investment property
5. 60% LTV and 58.20% Net LTV on ARV
6. \$683k in Funds Control
7. 6 months Guaranteed Interest and 3 months Prepaid Interest
8. \$13,200/month rental income on 15 yr lease
9. Borrower bringing in over \$175k to close

Possible concerns:

1. Finish major remodel
2. River Springs Charter School move from current location to this new campus

## 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: 10.75%
3. Minimum Raise Amount: \$1,800,000
4. Minimum Investment Amount: \$180,000
5. Loan amount (\$): \$1,800,000
6. Lien position: 1st TD
7. Borrower Credit Score: 775.0
8. LTV/CLTV: 60.0%
9. Deal Type: Construction
10. Loan Term Length: 24
11. Property Condition: Major Rehab

12. Loan Type: Refinance & Cash Out for Funds Control
13. Lien Position: 1st TD
14. Appraised Valuation: \$3,000,000
15. LTV on Appraised Value / Net LTV: 60.00% / 58.20%
16. Fractional Interests (10): \$180,000 or 10%
17. Lender Rate: 10.75%
18. Monthly Payment to Lender: \$16,125
19. Amortization/Term: Interest Only / 24 Months
20. Gross Protective Equity over Appraised Value: \$1,200,000
21. Construction Budget: \$683,000
22. Funds Control: \$683,000
23. Guaranteed Interest: 6 Months
24. Prepaid Interest: 3 Months
25. Exit Strategy: Commercial Loan

## Property

1. Property Type: Commercial - 3 buildings
2. Building Permit and Conditional Use Permit: In Place
3. Appraised: \$3 Million
4. Total Commercial SF: 13,540 SF
5. Appraised Value/SF: \$221.57
6. Lot Size SF: 55,321 SF
7. Stories: 2
8. Garage: 67 space parking lot
9. Architectural Style: Traditional
10. Exterior Wall: Stucco
11. Year Built: 1971
12. Occupancy: Non-Owner Occ.
13. County: Riverside
14. Zoning: Commercial
15. APN: 608-230-012

Please see above description.



# Photos



Front View 1



Front View 2



Rear East Wing



Front East Wing



Front West Wing



Courtyard



Hallway



2nd Floor



Street View 2



Interior 1



Springs Charter School Plans Move to 81840 Ave



Interior 2



## Parking Lot



RoofTop

## Interior 3



Elevator

## Interior 4



Site Plan

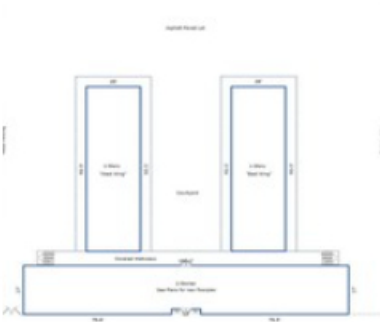
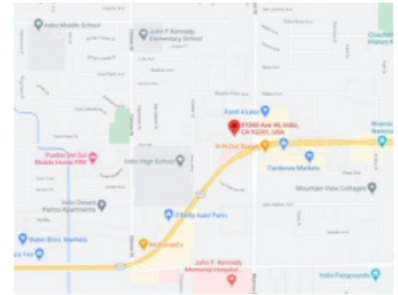


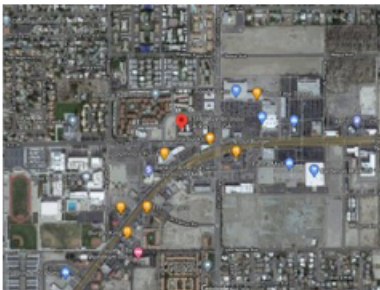
Diagram Map



Location Map



Google Map



Aerial Map

## Documents


[Lang\\_-\\_Cost\\_Analysis.pdf](#) (pdf, 462KB)

[Lang\\_-\\_Appraisal\\_-\\_3\\_Mil\\_ARV\\_-\\_10-28-20.pdf](#) (pdf, 2562KB)

[Lang\\_-\\_Enviroscreen\\_-\\_No\\_Further\\_Action\\_Required\\_-\\_81840\\_Ave\\_46\\_Indio\\_CA\\_92201.pdf](#) (pdf, 35702KB)

[Lang\\_-\\_Handwritten\\_Loan\\_Purpose\\_Letter.pdf](#) (pdf, 3783KB)

 Lang\_-\_Preliminary\_Report.pdf (pdf, 324KB)

 Lang\_-\_Preliminary\_Supplement\_SI\_removed.pdf (pdf, 49KB)

 Lang\_-\_Property\_Profile.pdf (pdf, 332KB)

 Lang\_-\_Construction\_Plan.pdf (pdf, 6139KB)

## Investor Questions

1.



**Rod Mobasher**

on Jan 10

Is borrower providing evidence that he contentiously receives \$13,200/MO from River Springs Charter School" during Covid-19 pandemic, while the schools are closed ? Assuming he receives monthly payment from River Spring Charter School, his payment to lenders \$15,750/MO is more than what he gets from Charter School. What are borrowers' other source of income.

Reply



**Sandy MacDougall**

on Jan 11

No. The lease does not go into effect until the Cert of Occupancy. The current loan had interest reserve payments included in the loan. See below response re borrowers other income.

Reply

2.



**DAVID SOMOYA**

on Jan 9

HOW IS OUR LOAN GOING TO COVER ALL OUTSTANDING LOANS AND TAXES DUE? I CALCULATE LOANS OF \$900K ON 8/2018 TO AVATAR CAPITAL, NOT SURE IF THIS WAS RECONVEYED, THEN \$1250K ON 8/2019 TO LTV (WHICH MAY HAVE PAID OFF THE \$900K LOAN TO AVATAR) THAT LOOKS LIKE IT WAS TRANSFERRED TO HAPPY DAYZ ON 10/2019, AND THEN \$300K ON 9/2019 TO DOUGLAS LANG - CAN YOU PLEASE EXPLAIN THESE? IN ADDITION, THERE IS CURRENTLY \$12K DUE IN BACK TAXES WITH ANOTHER \$9K DUE IN APRIL 2021 - ARE THESE GOING TO BE PAID OFF WITH OUR LOAN? IF SO, IS THE BORROWER GOING TO BRING IN FUNDS TO CLOSING AND SUBORDINATE HIS LOAN?

Reply



**Sandy MacDougall**

on Jan 11

2. Assuming he receives monthly payment from River Spring Charter School, his payment to lenders \$15,750/MO is more than what he gets from Charter School. What are borrowers' other source of income. Yes. The borrower has a successful Engineering/Dev Bus... Lang Development Inc, which had 1.39M in Revenue in 2019 Tax Return. It should be in your dropbox...let me know if you do not have those. \*\*\*Additionally, and more importantly, Sandy this property is in Escrow to sell for 3.2M in a 1031 exchange as soon as your prepayment period is up. 3. HOW IS OUR LOAN GOING TO COVER ALL OUTSTANDING LOANS AND TAXES DUE? I CALCULATE LOANS OF \$900K ON 8/2018 TO AVATAR CAPITAL, NOT SURE IF THIS WAS RECONVEYED Yes this was reconveyed with the LTV loan, THEN \$1250K ON 8/2019 TO LTV (WHICH MAY HAVE PAID OFF THE \$900K LOAN TO AVATAR) THAT LOOKS LIKE IT WAS TRANSFERRED TO HAPPY DAYZ ON 10/2019, AND THEN \$300K ON 9/2019 TO DOUGLAS LANG - CAN YOU PLEASE EXPLAIN THESE? This lien is from his Brother and will be reconveyed with a zero demand. 4. IN ADDITION, THERE IS CURRENTLY \$12K DUE IN BACK TAXES WITH ANOTHER \$9K DUE IN APRIL 2021 - ARE THESE GOING TO BE PAID OFF WITH OUR LOAN? IF SO, IS THE BORROWER GOING TO BRING IN FUNDS TO CLOSING AND SUBORDINATE HIS LOAN?Yes, Lang is bringing in funds to close. I believe the amount was approx \$150K

1.

Reply

3.



**Charlie Mugler**

Hi Sandy Can you inform me how strong the lease agreement is with the charter school and what financial history the school has Thanks Charlie Mugler

on Jan 7

[Reply](#)

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4.



**John Salinger**

Is there a copy of the lease agreement from the charter school operators ?

on Jan 7

[Reply](#)

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1.



**Sandy MacDougall**

yes, the lease Agreement and Extension are in the Dropbox

on Jan 11

[Reply](#)

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