

**\$250,000 1st TD @ 7.50%, 59.95% LTV, 58.60% Net LTV, NOO, SFR, Cash-Out Refi, 24 Mos. Term, 6 Mos. Guar. Int., 3 Mos. Prepaid \$50,000 Min. Inv., Lake Arrowhead, CA 92352**

28058 Arbon Lane Lake Arrowhead CA 92352 United States



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### Overview

727 FICO score and real estate investor is seeking a 1st TD Cash-Out Refinance loan on this non-owner occupied SFR investment property in Lake Arrowhead, San Bernardino County, CA. Funds from our loan will be used to pay-off an existing HELOC lien and balance of funds will be used to complete interior property renovations.

The subject property is a two story SFR with 2,184 SF of rentable living space sitting on a 8,450 SF lot. The subject property has 4 Bedrooms / 3 Baths and 2 car driveway. The subject property is currently vacant until renovations are complete. Borrower has a Vacation Rental property management company managing this property. Prior to renovations, subject property was earning on average \$980 a month after management and cleaning fees. As soon as renovations are complete, subject property will be available for vacation rental. The property is well located on popular Lake Arrowhead and is near schools, grocery stores and local restaurants.

Exit strategy from our loan is Conventional Loan. This loan is 59.95% LTV and 58.60% Net LTV on BPO value of \$417,000. Loan structure features 6 months guaranteed interest, 3 months prepaid interest yielding a 7.50% annualized return. Minimum investment is \$50,000 or 20%.

What we like about this Trust Deed opportunity:

- 1. Lake Arrowhead Location
- 2. 727 FICO score
- 3. 59.95% LTV / 58.60% Net LTV
- 4. 6 months guaranteed interest
- 5. 3 months prepaid interest

6. Possible monthly rental income: \$890

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 CTD**

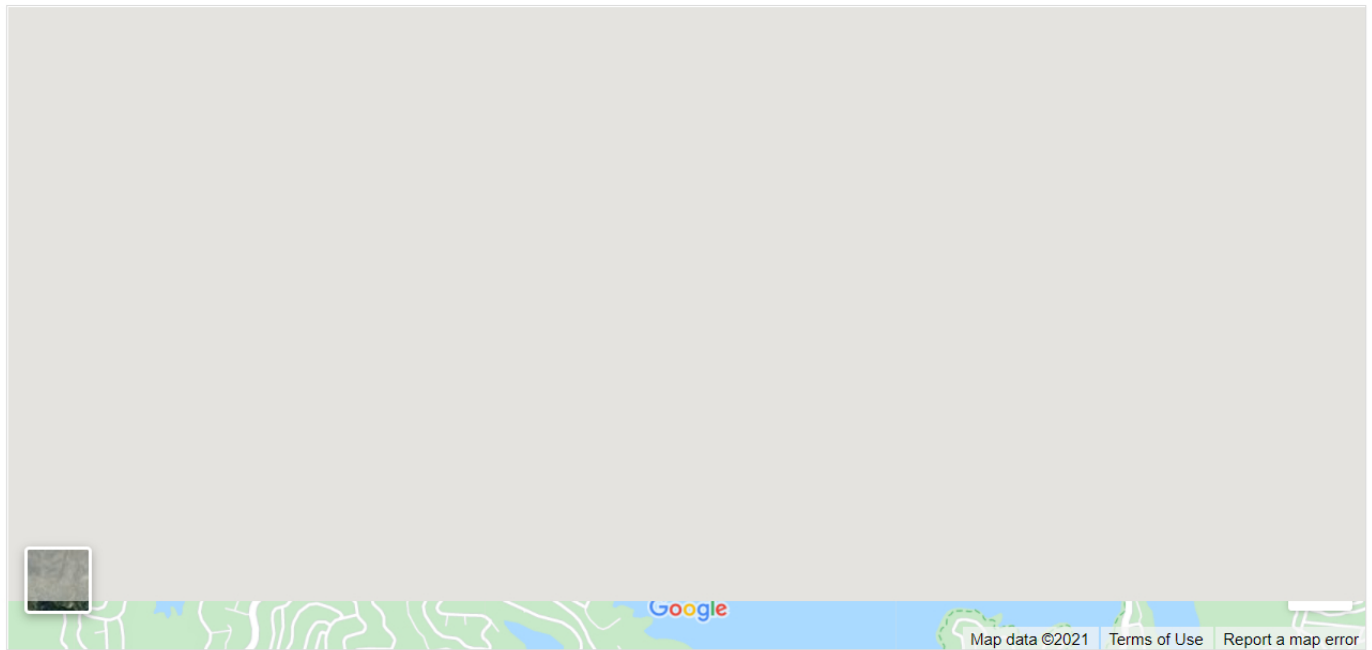
## Financial

1. Offering Type: Debt
2. Investor Yield: 7.50%
3. Minimum Raise Amount: \$250,000
4. Minimum Investment Amount: \$50,000
5. Loan amount (\$): \$250,000
6. Lien position: 1st TD
7. Borrower Credit Score: 727.0
8. LTV/CLTV: 59.95%
9. Deal Type: Cash-Out Refinance
10. Loan Term Length: 24
11. Property Condition: Minor Rehab
12. Lien Position: 1st TD
13. Loan Type: Refinance
14. Loan Amount: \$250,000
15. LTV / Net LTV on BPO Value: 59.95% / 58.60%
16. Fractional Interests (5): \$50,000 or 20.00%
17. Lender Rate: 7.50%
18. Monthly Payment to Lender: \$1,872.92
19. Amortization/Term: Interest Only / 24 Mos
20. Gross Protective Equity over BPO Value: \$167,000
21. Guaranteed Interest / Prepaid Interest : 6 Months / 3 months
22. Rental Income: \$980/mo.
23. Borrower Credit: 727
24. Exit Strategy: Conventional Loan

## Property

1. Property Type: SFR
2. BPO Value: \$417,000
3. SFR Rentable SF: 2,184
4. BPO Value/SF: \$190.93
5. Lot Size: 8,450 SF
6. Total Rooms: 8
7. Bedrooms: 4
8. Bathrooms: 3
9. Stories: 2
10. Garage: 2-car driveway
11. Exterior Wall: Wood
12. Year Built: 1971
13. Architectural Style: Contemporary
14. Occupancy: Non-owner Occ.
15. County: San Bernardino
16. Zoning: Residential

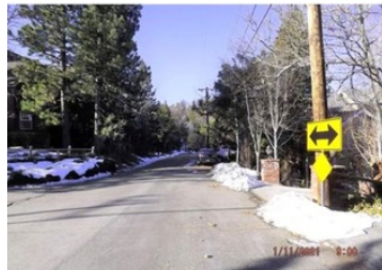
Please see overview above.



## Photos



Front View



Street View



living room







Loft Bedroom



Bedroom 1



Bedroom 2



Laundry Room



Loft Bathroom



Bathroom 1



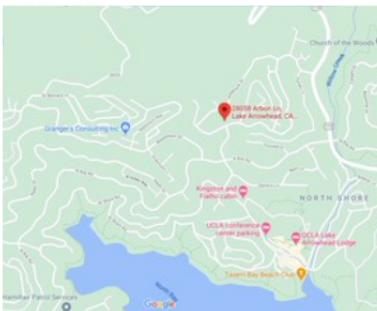
Loft Stairs



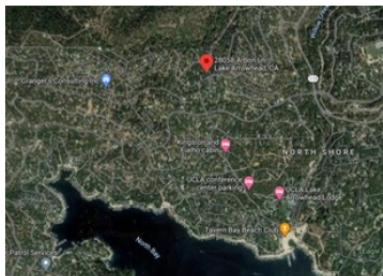
Kitchen



Back View



google map



Aerial Map

## Documents

[Smith\\_-\\_HC\\_28058\\_Arbon\\_Lane\\_-\\_498k.pdf](#) (pdf, 1118KB)

[Smith\\_-\\_BPO\\_-\\_417k.pdf](#) (pdf, 5874KB)

[Smith\\_-\\_Preliminary\\_Report.pdf](#) (pdf, 340KB)

[Smith\\_-\\_Property\\_Profile.pdf](#) (pdf, 786KB)

[465k\\_Zillow\\_Value.pdf](#) (pdf, 140KB)

 [Smith\\_-\\_Value\\_-\\_Redfin\\_\\_452K.pdf](#) (pdf, 1012KB)

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 [Smith\\_-\\_Handwritten\\_Loan\\_Purpose\\_Letter.pdf](#) (pdf, 340KB)

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