

# \$300,000 1st TD @ 6.25%, 44.78% LTV, NOO, SFR, Refinance, 36 Mos. Term, 6 Mos. Guar. Int., \$30,000 Min. Inv., Anaheim, CA 92805

1259 E. Eastwood Anaheim CA 92805 United States



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## Overview

710 & 692 FICO successful real estate investors and previous Mortgage Vintage Borrowers are seeking a 1st TD Refinance loan on this non-owner occupied SFR rental property in Anaheim, Orange County, CA.

The subject property is a two story SFR with 1,967 SF of rentable living space sitting on a 6,098 SF lot. The subject property has 4 Bedrooms / 3 Baths and a detached 2 car garage. The subject property is fully occupied. The tenants pay \$4,000 a month rent. The property is well located just south of the 91 FWY and is centrally located close to schools, shopping, and transportation.

Exit strategy from our loan is a conventional refinance.

This loan is 44.78% LTV on BPO value of \$670,000. Loan structure features 6 months guaranteed interest, yielding a 6.25% annualized return. Minimum investment is \$30,000 or 10%.

What we like about this Trust Deed opportunity:

1. 710 & 692 credit score
2. 44.78% LTV
3. Previous Mortgage Vintage Borrowers
4. 6 months guaranteed interest
5. Current total monthly rental income: \$4,000

Possible concerns:

1. Borrowers 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**

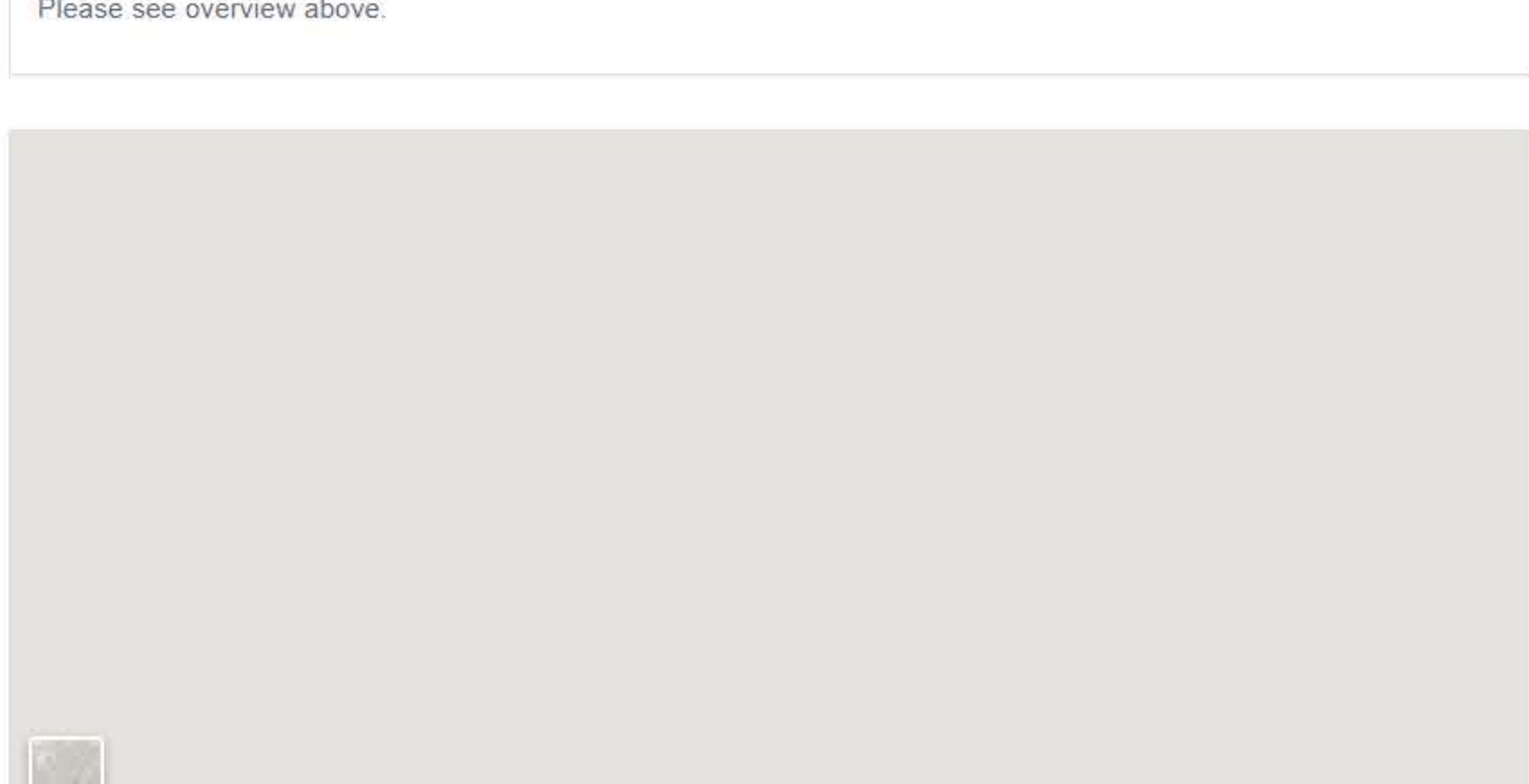
## Financial

1. Offering Type: Debt
2. Investor Yield: 6.25%
3. Minimum Raise Amount: \$300,000
4. Minimum Investment Amount: \$30,000
5. Funding Goal: \$300,000
6. Lien Position: 1st TD
7. Loan Type: Refinance
8. Loan Amount: \$300,000
9. LTV on BPO Value: 44.78%
10. Fractional Interests (1): \$30,000 or 10.00%
11. Lender Rate: 6.25%
12. Monthly Payment to Lender: \$1,562.50
13. Amortization/Term: Interest Only / 36 Mos
14. Gross Protective Equity over BPO Value: \$370,000
15. Guaranteed Interest: 6 Months
16. Rental Income: \$4,000
17. Borrower Credit: 710 & 692
18. Exit Strategy: Conventional Refinance

## Property

1. Property Type: SFR
2. BPO Value: \$670,000
3. SFR Rentable/SF: 1,967
4. BPO Value/SF: \$340.62
5. Lot Size SF: 6,098 SF
6. Total Rooms: 8
7. Bedrooms: 4
8. Bathrooms: 3
9. Stories: 2
10. Garage: 2-car detached
11. Exterior Wall: Stucco
12. Year Built: 1953
13. Architectural Style: Traditional
14. Occupancy: Non-owner Occ.
15. County: Orange County
16. Zoning: Residential
17. Est. Closing Date: 12-18-20

Please see overview above.



## Photos



[Gomez Front View](#)



[Gomez SideView](#)



[Gomez StreetView](#)



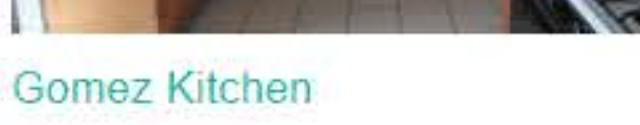
[Gomez Kitchen](#)



[Gomez Bedroom 1](#)



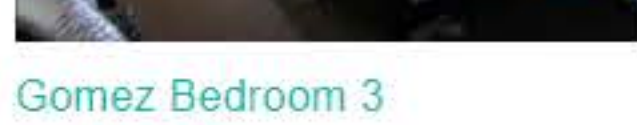
[Gomez Bedroom 3](#)



[Gomez Bathroom 2](#)



[Gomez Bathroom 1](#)



[Gomez Living Area](#)



[Gomez Living Room](#)



[Gomez 2nd kitchen in Rear](#)



[Gomez Garage 2](#)



[Gomez Garage](#)



[Gomez Rear View 2](#)



[Gomez Rear View](#)



[Gomez Sideview 2](#)



[Gomez Gate](#)



[Gomez Aerial Map](#)



[Gomez Google Map](#)