

\$188,000 2nd TD @ 12.00%, SFR, NOO, Fix & Flip, Cash-Out, 51.39% CLTV on ARV, 12 Mos Term, \$37,600k Min. Inv., 3 Mos. Guar. Int., Orinda, CA, 94563

11 Ivy Drive Orinda CA 94563 United States



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Overview

766 FICO real estate investor, existing Mortgage Vintage borrower and experienced Fix & Flip general contractor is seeking a business purpose cash-out 2nd TD loan on this prime fix & flip opportunity in Orinda, Contra Costa County, CA. Funds from our loan will be used to finish upgrades that are currently underway and \$99k of the loan proceeds will be managed in an Escrow based funds control. The existing 1st TD is 660k held by Mortgage Vintage Inc. Borrower's exit strategy is to pay off the 1st & 2nd TDs through sale of property.

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 51.39% CLTV based on a recent After Repair Value BPO of 1.65 million. Loan structure features 3 months Guaranteed Interest. Minimum Investment for this Trust Deed is \$37,600 or 20.00%, yielding 12.00% annualized return.

What we like about this Trust Deed opportunity:

1. 766 fico score borrower
2. Existing MVI borrower, experienced Fix & Flipper & real estate investor
3. 51.39% CLTV on ARV
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: 12.00%
3. Minimum Raise Amount: \$188,000
4. Minimum Investment Amount: \$37,600
5. Loan amount (\$): \$188,000
6. Lien position: 2nd TD
7. Borrower Credit Score: 766.0
8. LTV/CLTV: 51.39%
9. Deal Type: Purchase Fix and Flip
10. Loan Term Length: 12
11. Property Condition: Minor Rehab
12. Lien Position: 2nd TD
13. Loan Type: Business Purpose Purchase
14. Loan Amount: \$188,000
15. CLTV on After Repair Value: 51.39%
16. Fractional Interests (20): \$37,600 or 20%
17. Lender Rate: 12.00%
18. Monthly Payment to Lender: \$1,880
19. Amortization/Term: Interest Only / 12 Months
20. Gross Protective Equity over ARV: \$802,000
21. Guaranteed Interest: 3 Months
22. Borrower Credit: 766
23. Exit Strategy: Sale of Property

Property

1. Property Type: Single Family Residence
2. After Repair Value: \$1,650,000
3. Home SF: 1,572 SF
4. ARV by SF: \$1049.62/sf
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: 2/10/21

See Above Description



Photos



Front View



Windhurst BackView



Living Room



Kitchen



Family Room



Windhurst Bedroom 1



Windhurst Master Bedroom



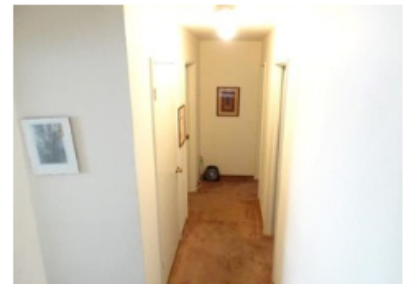
Windhurst Master Bath



Bedroom 2



Windhurst Bathroom Hallway



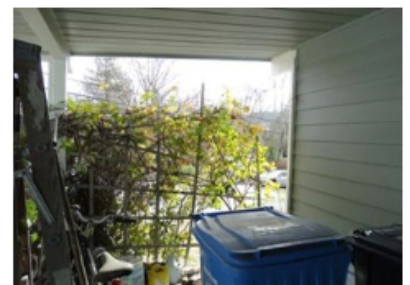
Hallway



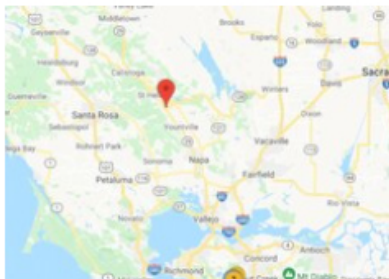
Laundry



SideView

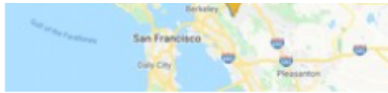


Front Porch



Aerial Map


Windhurst Address



Windhurst Google Map

Documents

 Windhurst_-_BPO_-_1.65_Mil_ARV..pdf (pdf, 4058KB)

 Windhurst_(2nd)_-_Preliminary_Report.pdf (pdf, 305KB)

 Windhurst_-_Property_Profile.pdf (pdf, 222KB)

 Windhurst_-_Value_-_Redfin__1.213MM.pdf (pdf, 1115KB)

 Windhurst_-_Handwritten_Letter.pdf (pdf, 53KB)