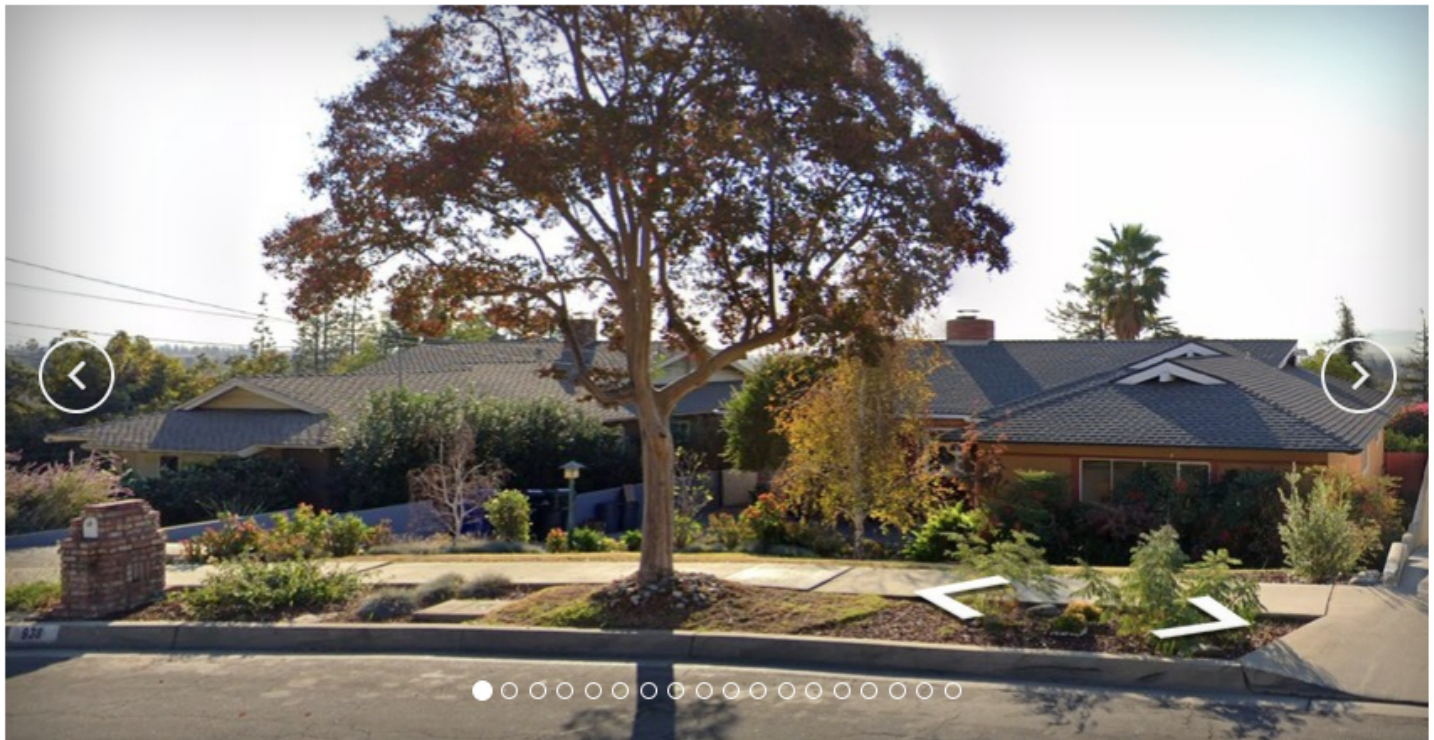


\$270,000 1st TD @ 7.00%, 31.03% LTV, NOO, SFR, Refinance, 24 Mos. Term, 9 Mos. Guar. Int., \$54,000 Min. Inv., Monrovia, CA 91016

938 Crescent Drive Monrovia CA 91016 United States



[Overview](#) [Management](#) [Financial](#) [Property](#) [Map](#) [Photos](#) [Documents](#) [Questions](#)

Overview

Borrower is seeking a 1st TD refinance loan on this non-owner occupied SFR investment property in Monrovia, Los Angeles County, CA. Funds from our loan will be used to pay off an existing reverse mortgage (227k). Borrower's father owned this subject property. Father recently passed away and borrower inherited this subject property. The subject property is in a Trust and Borrower is a Trustee of the Trust. There is currently a reverse mortgage on the property which must be paid off since the father has passed.

The subject property is a ranch style, SFR with 1,488 SF living space on a .18 acre lot. The subject property has a total of 7 rooms, 3 Bed / 2 Bath and an attached 2 car garage. The subject property features a large backyard with a pool/spa. The SFR subject property is fully occupied. Tenant pays \$2,200 mo./rent on a 3 year lease. The subject property is in a desirable suburban neighborhood, well located north of the 210 FWY, near many local schools, shopping, grocery stores and restaurants.

Exit strategy from our loan is conventional loan. This loan is 31.03% LTV on a recent BPO value of \$870,000. Loan structure features 9 months guaranteed interest yielding 7.00% annualized return. Minimum investment is \$54,000 or 20%.

What we like about this Trust Deed opportunity:

1. SFR Investment Property, desirable suburban neighborhood
2. Existing \$2,200 rental income / 3 year lease
3. 9 months guaranteed interest
4. 31.03% LTV

Possible concerns:

1. FICO 543

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

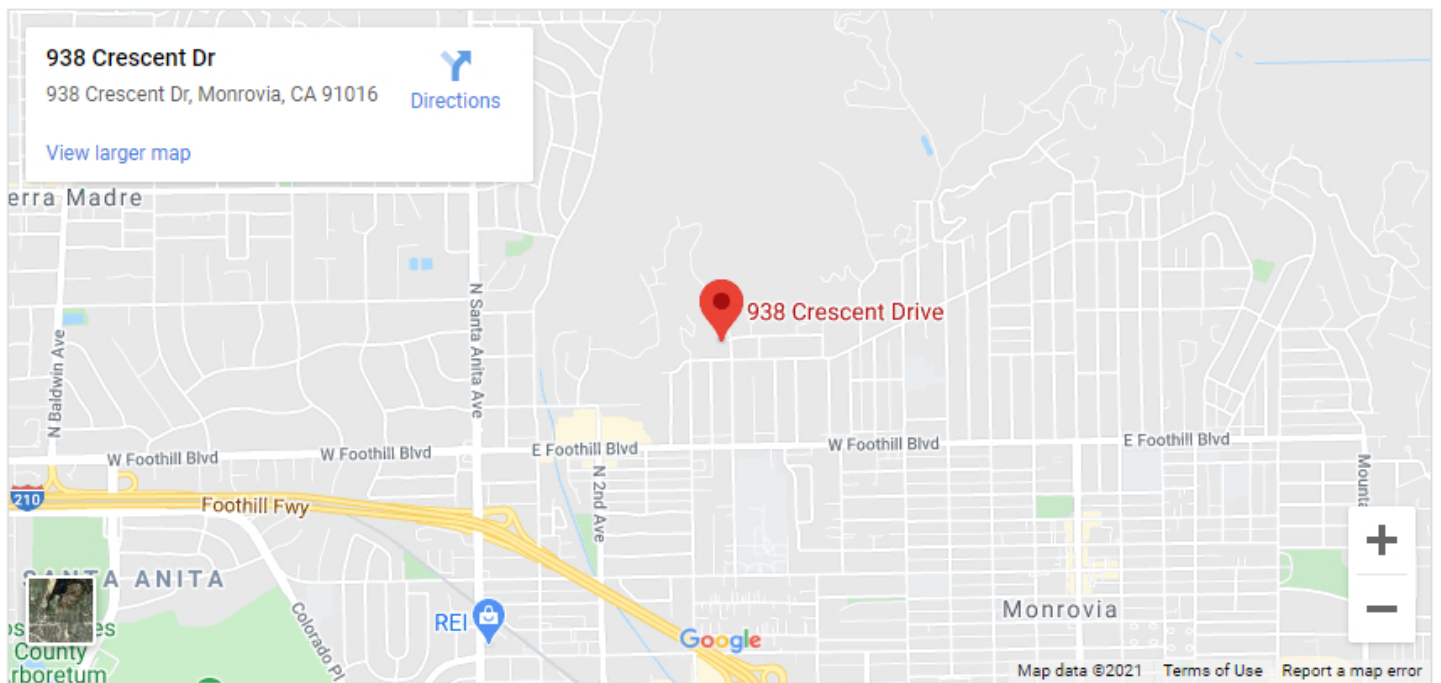
Financial

1. Offering Type: Debt
2. Investor Yield: 7.00%
3. Minimum Raise Amount: \$270,000
4. Minimum Investment Amount: \$54,000
5. Loan amount (\$): \$270,000
6. Lien position: 1st TD
7. Borrower Credit Score: 543.0
8. LTV/CLTV: 31.03%
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: \$270,000
15. LTV BPO Value: 31.03%
16. Fractional Interests (5): \$54,000 or 20.00%
17. Lender Rate: 7.00%
18. Monthly Payment to Lender: \$1,575
19. Amortization/Term: Interest Only / 24 Mos
20. Gross Protective Equity over BPO Value: \$600,000
21. Guaranteed Interest: 9 Months
22. Rental Income: \$2,200/mo.
23. Borrower Credit: 543
24. Exit Strategy: Conventional Loan

Property

1. Property Type: SFR
2. BPO Value: \$870,000
3. SFR Rentable SF: 1,488
4. BPO Value/SF: \$584.68
5. SFR Lot Size: .18 acre
6. SFR Total Rooms: 7
7. SFR Bedrooms: 3
8. SFR Bathrooms: 2
9. Stories: 1
10. Garage: 2-car attached
11. Exterior Wall: Stucco
12. Year Built: 1959
13. Architectural Style: Ranch
14. Occupancy: Non-owner Occ.
15. County: Los Angeles
16. Zoning: Residential

Please see overview above.



Photos



Frontview 2



pool spa

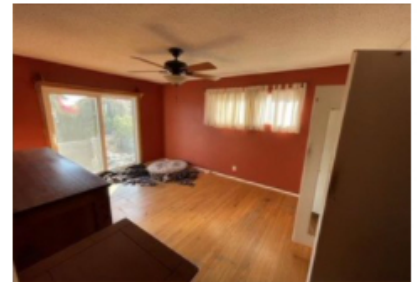
backyard



Street View

dining room

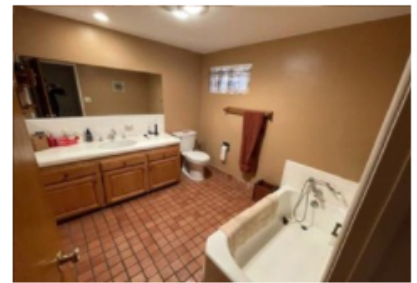
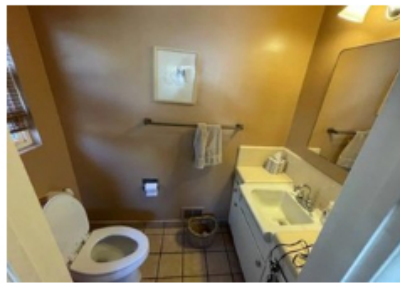
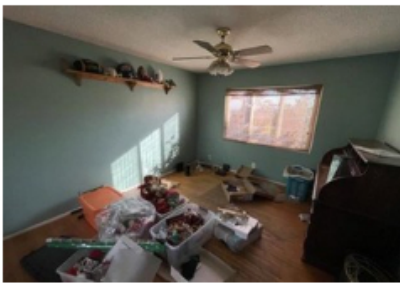
kitchen



living room

bedroom 1

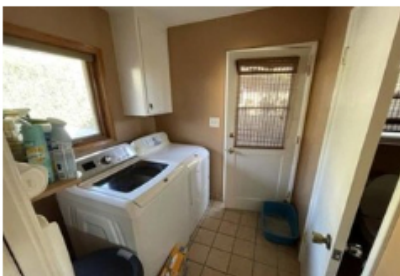
bedroom 2



bedroom 3

bathroom

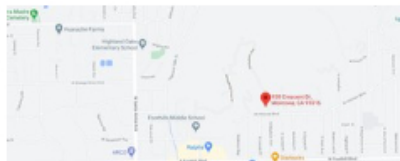
bathroom 2



laundry room

garage

rear deck





sideview





Google Map




Aerial Map


Documents

 [Corrigan_-_BPO_-_870k_-_1-22-21.pdf](#) (pdf, 5009KB)

 [Corrigan_-_Handwritten_Loan_Purpose_Letter.pdf](#) (pdf, 487KB)

 [Corrigan_-_Preliminary_Report.pdf](#) (pdf, 234KB)

 [Corrigan_-_Prelim_Supplement_Items_11__12__and_13_Removed.pdf](#) (pdf, 49KB)

 [Corrigan_-_Property_Profile.pdf](#) (pdf, 189KB)

 [851k_Redfin.pdf](#) (pdf, 412KB)

 [918k_Zillow.pdf](#) (pdf, 203KB)