

\$330,000 2nd TD @ 11.00%, 61.11% CLTV, 60.52% Net CLTV, NOO, SFR, 24 Mos. Term, 6 Mos. Guar. Int., 3 Mos. Prepaid Int., \$66,000 Min. Inv., Westwood, CA 90064

10540 West Olympic Westwood CA 90064 United States



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

## Overview

Experienced real estate investor and attorney is seeking a business purpose cash-out 2nd TD on this non-owner occupied SFR rental property in Westwood, Los Angeles County, CA. The funds from our loan will be used towards the purchase of two 5 acre investment mining properties in CA and to bring current the existing 1st TD in Forbearance on the subject property.

The subject property is a contemporary, two story SFR in good condition and located in the desirable Westwood neighborhood of Los Angeles. The subject property is on a 2 year lease, with tenant paying \$5,750 a month. The subject property has 2,025 SF of living space and sits on a .12 acre lot. The subject property features 7 total rooms with 2 BR/2.5 BA and 2 car built in garage. The subject property is well located close to the 405 and 10 FWYs, near shopping, dining, top-rated schools and parks.

Borrower exit strategy is a refinance into a conventional loan once credit is repaired.

This is a 61.11% CLTV and 60.52% Net CLTV on recent BPO value of \$1.8 Million. Loan structure features 6 months' guaranteed interest, 3 months' prepaid interest and 11.00% annualized return. Minimum investment is \$66,000 or 20%.

What we like about this Trust Deed opportunity:

1. Desirable Westwood location
2. Experienced real estate investor

3. Rental income \$5,750 per month
4. 11.00% Annualized Return
5. 61.11% CLTV and 60.52% Net CLTV on conforming SFR
6. 6 Mos Guaranteed Interest / 3 Mos Prepaid Interest

Possible Concerns:

1. 543 credit score

## 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

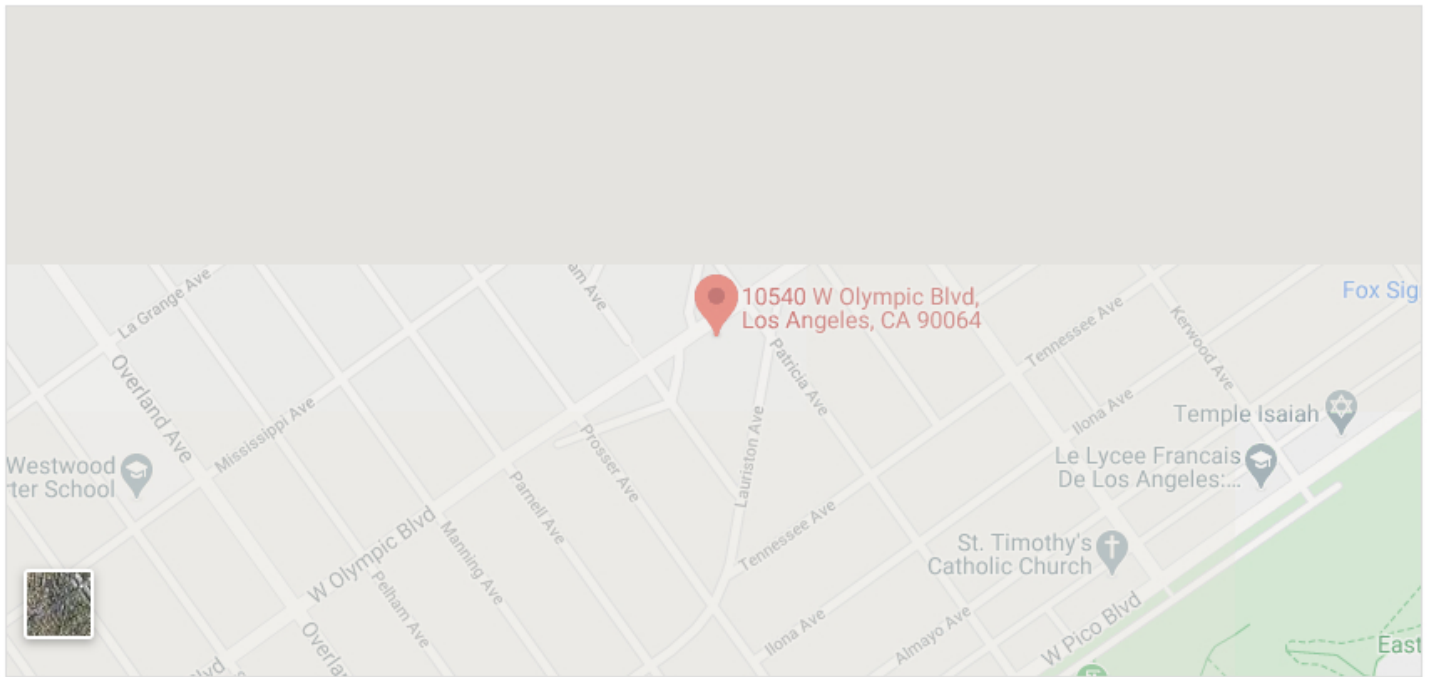
1. Offering Type: Debt
2. Investor Yield: 11.00%
3. Minimum Raise Amount: \$330,000
4. Minimum Investment Amount: \$66,000
5. Loan amount (\$): \$330,000
6. Lien position: 2nd TD
7. Borrower Credit Score: 543.0
8. LTV/CLTV: 61.11%
9. Deal Type: Cash Out
10. Loan Term Length: 24
11. Property Condition: No Rehab
12. Lien Position: 2nd TD
13. Loan Type: Business Purpose Cash-Out Refi
14. Loan Amount: \$330,000
15. Existing 1st TD Loan: \$770,000
16. Combined Loan Amount: \$1,100,000
17. CLTV on BPO Value: 61.11%
18. Net CLTV on BPO Value: 60.52%
19. Fractional Interests (5): \$66,000 or 20%
20. Lender Rate: 11.00%
21. Monthly Payment to Lender: \$3,025
22. Amortization/Term: Interest Only / 24 Months
23. Gross Protective Equity over Appraised Value: \$700,000
24. Guaranteed Interest: 6 Months

- 25. Prepaid Interest: 3 Months
- 26. Borrower Credit: 543
- 27. Exit Strategy: Conventional Refinance

## Property

- 1. Property Type: SFR
- 2. BPO Value: \$1,800,000
- 3. Home SF: 2,025
- 4. BPO Value/SF: \$888.89
- 5. Lot Size: .12 acre
- 6. Total Rooms: 7
- 7. Bedrooms: 2
- 8. Bathrooms: 2.5
- 9. Stories: 2
- 10. Garage: 2-car attached
- 11. Architectural Style: Contemporary
- 12. Exterior Wall: Stucco
- 13. Year Built: 1953
- 14. Occupancy: Non Owner Occ.
- 15. County: Los Angeles
- 16. Zoning: Residential

See Description Above

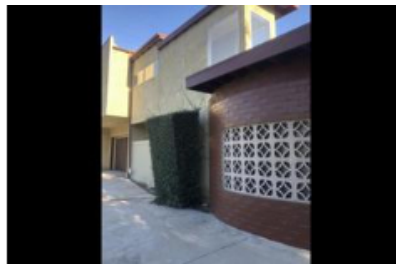


## Photos





Front view



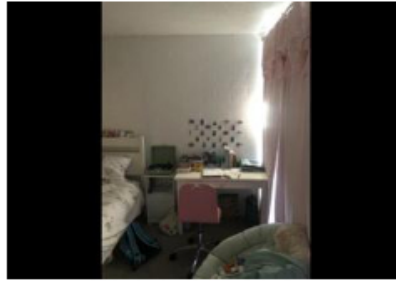
sideview 2



living room



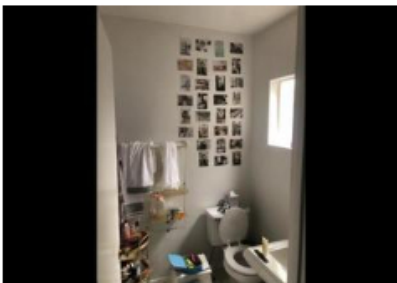
kitchen



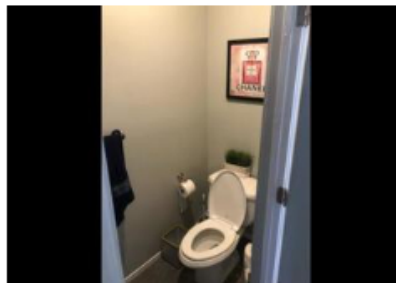
bedroom 1



bedroom 2



bathroom 1



bathroom 2



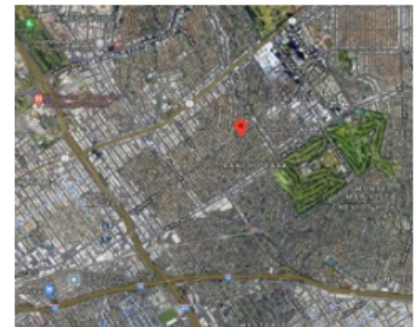
sideview



backyard



google map



aerial map

## Documents

[Wohl\\_-\\_BPO\\_-\\_1.8\\_Mil\\_-\\_3-1-21.pdf](#) (pdf, 2882KB)

[Wohl\\_-\\_Value\\_-\\_Redfin\\_\\_1.666M.pdf](#) (pdf, 1231KB)


[Wohl\\_-\\_Preliminary\\_Report.pdf](#) (pdf, 272KB)

 Wohl\_-\_Property\_Profile.pdf (pdf, 803KB)

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 Wohl\_-\_Handwritten\_Loan\_Purpose\_Letter.pdf (pdf, 1053KB)

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 Wohl\_-\_Rental\_Agreement.pdf (pdf, 5635KB)

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