

\$340,000 1st TD @ 7.00%, 50.37% BPO LTV, 50.00% Purchase LTV, NOO, SFR, Purchase, 36 Mos. Term, 6 Mos. Guar. Int., \$68,000 Min. Inv., Cathedral City, CA 92234

35389 Tribeca Lane Cathedral City CA 92234 United States



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

Overview

Experienced real estate investor, with a 710 FICO score, is seeking a 1st TD loan to purchase this non-owner occupied SFR investment property in Cathedral City, Riverside County, CA. Borrower is putting down \$340k of their own money towards this Purchase. Borrower owns four other investment properties in the area.

Subject property is in a gated community, great condition and ready to rent "as is". Subject property is a two story SFR with 1,775 SF of rentable living space on a .18 acre lot. The subject property has a total of 5 rooms, 2 Bed / 1 Bonus Room / 2.5 Bath and a 2 car attached garage. The subject property is very well located on a corner lot, next to the front gate of new "District" community and catty-corner from the community pool. The subject property is in back of Target shopping center, close to other shops, restaurants and near HWY 111, which takes you to downtown Cathedral City or Palm Springs.

Exit strategy from our loan is conventional loan. This loan is 50.37% LTV on a recent BPO value of \$675,000 and 50.00% off purchase price of \$680,000. Loan structure features 6 months guaranteed interest, yielding a 7.00% annualized return. Minimum investment is \$68,000 or 20%.

What we like about this Trust Deed opportunity:

1. 710 Credit Score
2. 50.37% LTV on BPO and 50.00% on Purchase
3. Experienced Real Estate Investor
4. SFR Investment Property
5. Newly developed community

Possible concerns:

1. Borrower would like to close as quickly 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

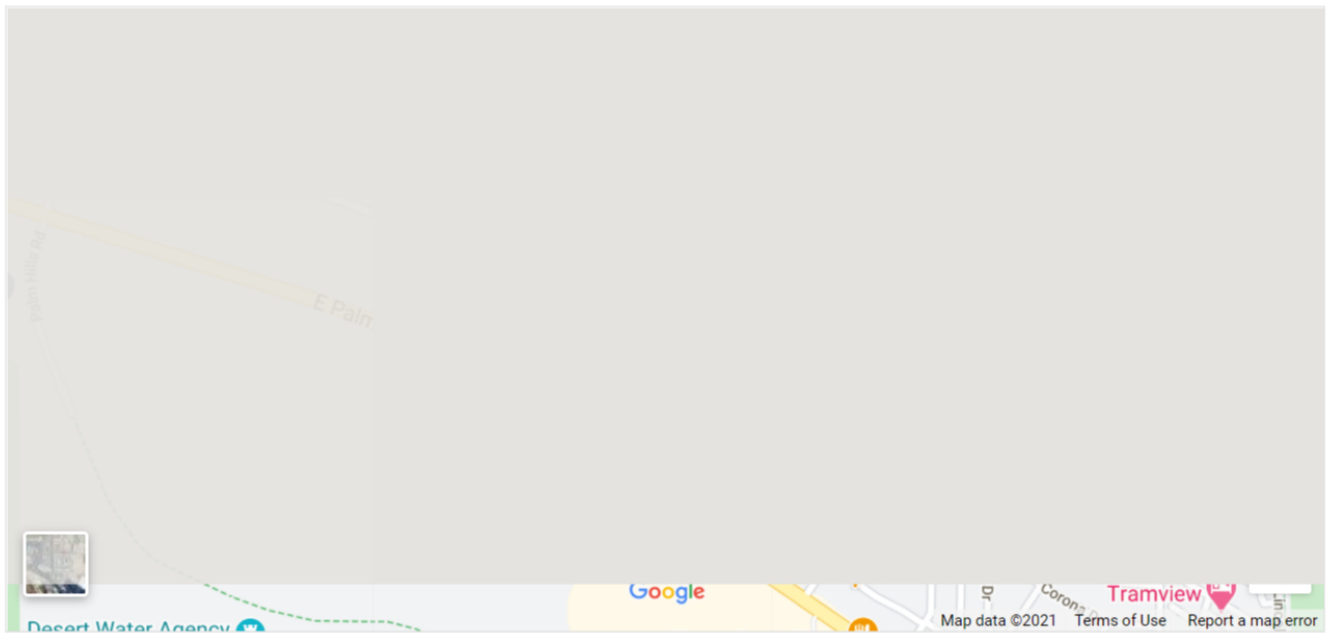
1. Offering Type: Debt
2. Investor Yield: 7.00%
3. Minimum Raise Amount: \$340,000
4. Minimum Investment Amount: \$68,000
5. Loan amount (\$): \$340,000
6. Lien position: 1st TD
7. Borrower Credit Score: 710.0
8. LTV/CLTV: 50.37%
9. Deal Type: Purchase
10. Loan Term Length: 36
11. Property Condition: No Rehab
12. Lien Position: 1st TD
13. Loan Type: Purchase
14. Purchase Price: \$680,000
15. BPO Value: \$675,000
16. Loan Amount: \$340,000
17. LTV on BPO / Purchase Value: 50.37% / 50.00%
18. Fractional Interests (5): \$68,000 or 20.00%
19. Lender Rate: 7.00%
20. Monthly Payment to Lender: \$1,983.33
21. Amortization/Term: Interest Only / 36 Mos
22. Gross Protective Equity over BPO Value: \$335,000
23. Guaranteed Interest: 6 Months
24. Borrower Credit: 710
25. Exit Strategy: Conventional Loan

Property

1. Property Type: SFR
2. Purchase Price: \$680,000
3. BPO Value: \$675,000
4. SFR Rentable SF: 1,775
5. SFR Lot Size: .18 acre

6. SFR Total Rooms: 5
7. Total Bedrooms: 2 plus Bonus Room
8. Total Bathrooms: 2.5
9. Stories: 2
10. Garage: 2-car attached
11. Exterior Wall: Stucco
12. Year Built: 2016
13. Architectural Style: Traditional
14. Occupancy: Non-owner Occ.
15. County: Riverside
16. Zoning: Residential

Please see overview above.



Photos



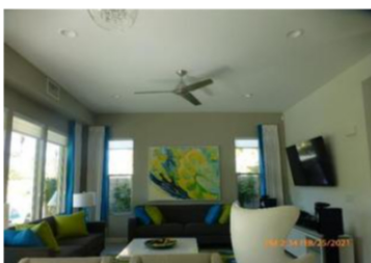
FrontView



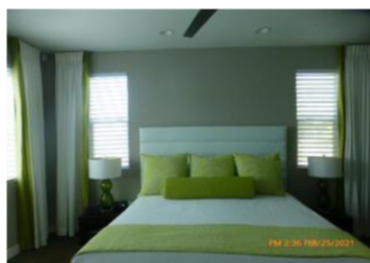
streetview entrance



kitchen



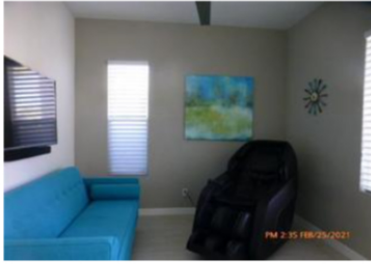
living room



master bedroom



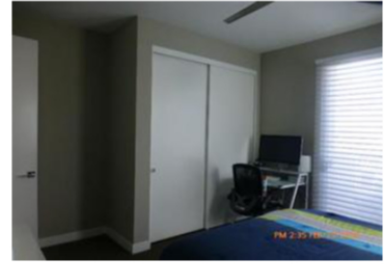
master bath



bonus room



bathroom 2



bedroom 2



halfbath



entry hall



backyard



garage



laundry



address



google map



aerial map