

\$550,000 1st TD @ 7.25%, 44.00% BPO LTV, 38.23% Net LTV BPO, Refinance + Cash-Out, NOO, SFR, 36 Mos. Term, 6 Mos. Guar. Int., 18 Mos. Prepaid Int., \$55,000 Min. Inv., Valley Center, CA 92082

12502 Paolos Tierra Road Valley Center CA 92082 United States



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

Overview

Real estate investor borrower is seeking a 1st TD loan for this non-owner occupied SFR investment property in Valley Center, San Diego County, CA. Funds from our loan will be used to pay-off an existing 1st TD and the remaining funds will be used to make minor upgrades to subject property.

Subject property is a Spanish style, two story, SFR, in a rural, gated community on a hill overlooking Valley Center in San Diego county. The subject property is in good condition, on a large 2.13 acre lot with 3,000 SF of rentable living space. The subject property is fully occupied with tenant paying \$4,200 monthly/rent. The subject property features a total of 8 rooms, 5 Bed / 3.5 Bath and a 3 car attached garage. The subject property also features several, well-maintained putting greens, an outdoor deck, bar, BBQ, patio and pool all with views of the valley. The subject property is well located east of the 15 FWY, north of the San Diego Zoo, in a developing neighborhood and nearby shops / restaurants.

Exit strategy from our loan is conventional loan. This loan is 44.00% LTV on a recent BPO value of \$1,250,000 and 38.23% Net LTV. Loan structure features 6 months guaranteed interest, 18 months prepaid interest, yielding a 7.25% annualized return. Minimum investment is \$55,000 or 10%.

What we like about this Trust Deed opportunity:

1. SFR Conforming property in San Diego County gated community
2. 44.00% LTV on BPO and 38.23% on Net LTV
3. 6 months guaranteed interest
4. 18 months prepaid interest
5. Existing tenant, paying \$4,200 monthly rent
6. 683 FICO score

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

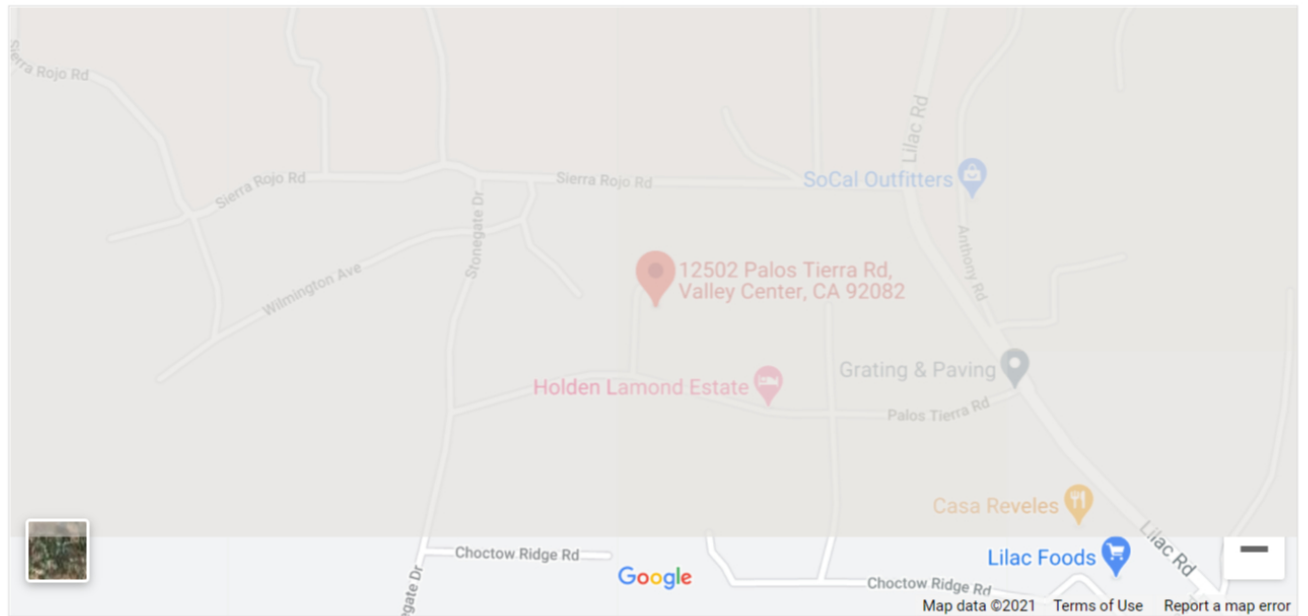
1. Offering Type: Debt
2. Investor Yield: 7.25%
3. Minimum Raise Amount: \$550,000
4. Minimum Investment Amount: \$55,000
5. Loan amount (\$): \$550,000
6. Lien position: 1st TD
7. Borrower Credit Score: 683.0
8. LTV/CLTV: 44.0%
9. Deal Type: Cash-Out Refinance
10. Loan Term Length: 36
11. Property Condition: Minor Rehab
12. Lien Position: 1st TD
13. Loan Type: Refinance
14. BPO Value: \$1,250,000
15. Loan Amount: \$550,000
16. LTV on BPO / Net LTV on BPO: 44.00% / 38.23%
17. Fractional Interests (10): \$55,000 or 10.00%
18. Lender Rate: 7.25%
19. Monthly Payment to Lender: \$3,322.92
20. Amortization/Term: Interest Only / 36 Mos
21. Gross Protective Equity over BPO Value: \$700,000
22. Guaranteed Interest: 6 Months
23. Prepaid Interest : 18 Months
24. Borrower Credit: 683
25. Exit Strategy: Conventional Loan

Property

1. Property Type: SFR
2. BPO Value: \$1,250,000
3. SFR Rentable SF: 3,000 SF
4. SFR Lot Size: 2.12 Acres
5. SFR Total Rooms: 8
6. Total Bedrooms: 5

- 7. Total Bathrooms: 3.5
- 8. Stories: 2
- 9. Garage: 3-car attached
- 10. Exterior Wall: Stucco
- 11. Year Built: 1996
- 12. Architectural Style: Spanish
- 13. Occupancy: Non-owner Occ.
- 14. County: San Diego
- 15. Zoning: Residential

Please see overview above.



Photos



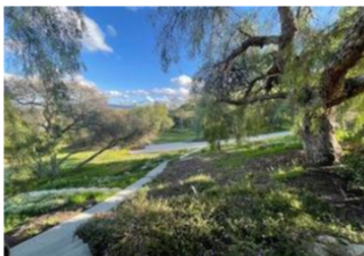
frontview



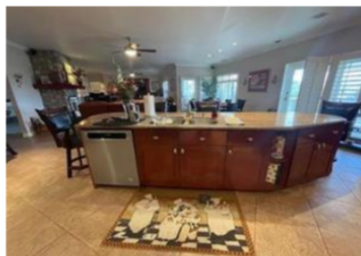
sidevie driveway



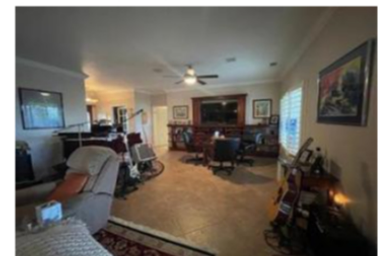
streetview



backyard 2



kitchen



livingroom



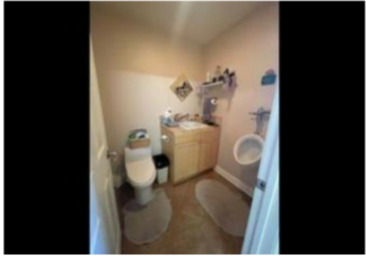
bedroom 1



bathroom 1



bedroom 2



bathroom 2



bedroom 3



bathroom 3



bedroom 4



pantry



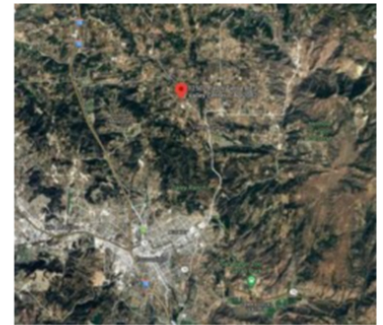
backyard



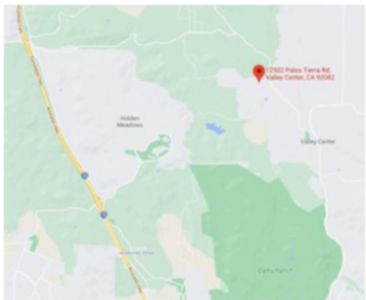
garage



street number





Aerial Map



google map


Documents

 Merrifield_-_BPO_-_3-15-21_-_1.195_Mil..pdf (pdf, 5073KB)

 Merrifield_-_Preliminary_Report.pdf (pdf, 181KB)

 Merrifield_-_Property_Profile.pdf (pdf, 792KB)

 Merrifield_-_Rental_Agreement.pdf (pdf, 767KB)

 Merrifield_-_Loan_Purpose_Letter.pdf (pdf, 216KB)

 Merrifield_-_Value_-_Zillow__1_019_000.pdf (pdf, 147KB)

 Merrifield_-_Value_-_Redfin__888K.pdf (pdf, 1076KB)