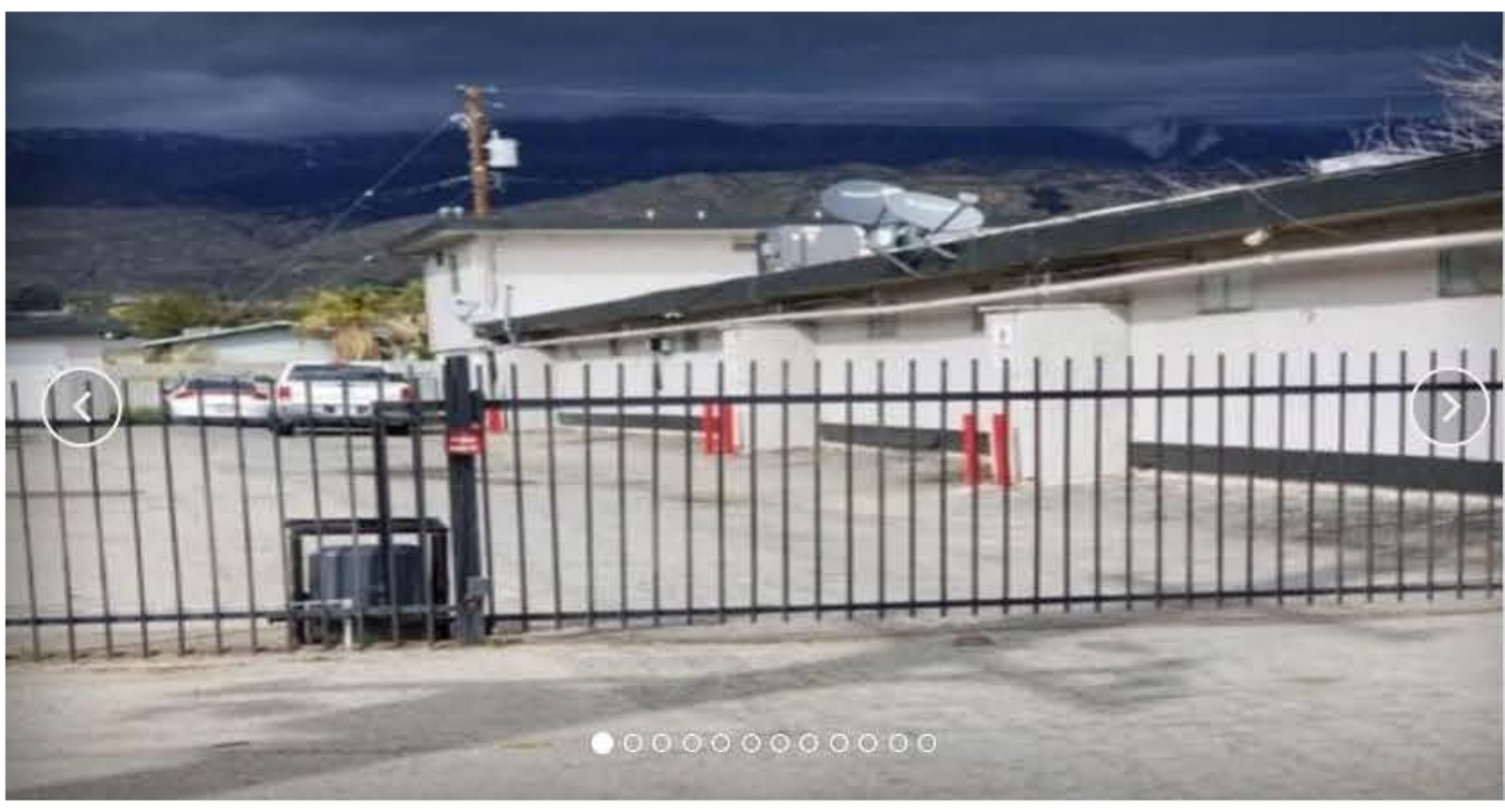


**\$1,118,600 1st TD @ 9.50%, Purchase, 19-unit Multi-Family, NOO, 70.00% LTV Purchase Price, 69.91% LTV Appraised Value, 36 Mos. Term, 6 Mos. Guar. Int., \$111,860 Min. Inv., San Bernardino, CA 92404**

1302 E. Marshall Blvd San Bernardino CA 92404 United States



Overview Management Financial Property Map Photos Documents Questions

**Overview**

Experienced real estate investor is seeking a 1st TD to purchase this 19-unit multi-family investment property in San Bernardino, San Bernardino County, CA. The borrower currently owns and operates a 4 unit, multi-family investment property and is acquiring this subject property to expand borrower's real estate investment portfolio.

The subject property is a gated, two story, 19-unit apartment building in good condition near the "University District" and Downtown San Bernardino. The subject property sits on a 41,584 SF lot with 8,210 SF of rentable space. The subject property has 18 studios (420 SF each) and one 1 bed/1bath unit (650 SF). The subject property is fully occupied, earning \$15,220 in monthly rental income. The subject property features a common courtyard and open as well as garaged tenant parking. The subject property is very well-located close to several colleges (Loma Linda University, Cal State San Bernardino, San Bernardino Valley College) and the "March Air Reserve" Base. The subject property sits at the base of San Bernardino Mountains nearby the 210 & 215 FWYs, a downtown commuter rail and several local schools, shopping, restaurants.

Exit strategy from our loan is a Commercial Refinance.

This loan is a 70.00% LTV on the Purchase Price of \$1,598,000 and 69.91% LTV on recently Appraised value of \$1,600,000. Loan structure features 6 months' guaranteed interest and an 9.50% annualized return. Minimum investment is \$111,860 or 10%.

What we like about this Trust Deed opportunity:

1. Borrower bringing in \$479,400 as Down Payment
2. San Bernardino location near Downtown and "University District"
3. Experienced Multi-Family real estate owner and operator
4. \$15,220/month rental income
5. 6 months' Guaranteed Interest
6. No vacancies
7. 670 Mid Score

Possible concerns:

1. Borrower needs 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**

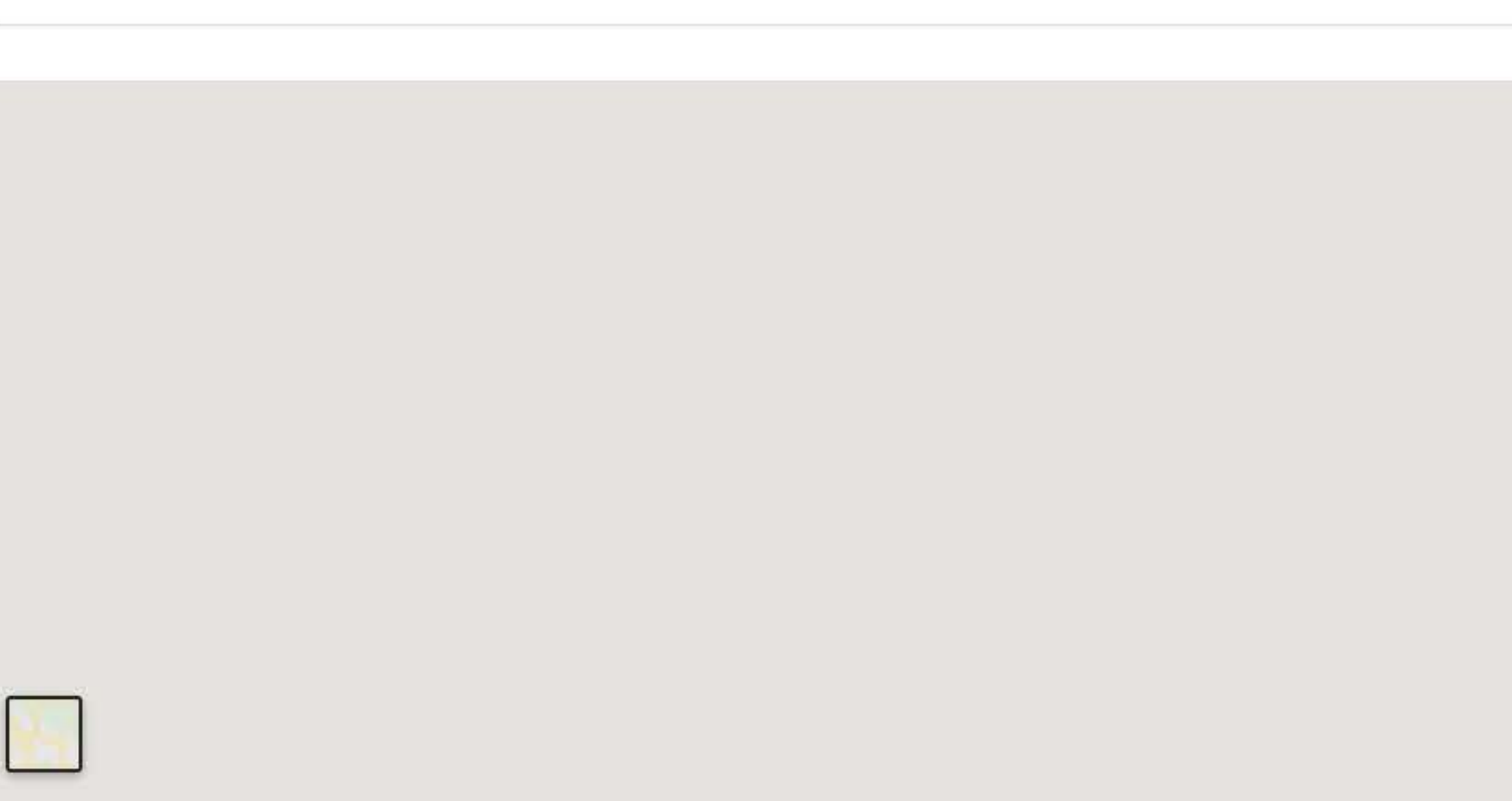
**Financial**

1. Offering Type: Debt
2. Investor Yield: 9.50%
3. Minimum Raise Amount: \$1,118,600
4. Minimum Investment Amount: \$111,860
5. Loan amount (\$): \$1,118,600
6. Lien position: 1st TD
7. Borrower Credit Score: 670.0
8. LTV/CLTV: 70.0%
9. Deal Type: Purchase
10. Loan Term Length: 36
11. Property Condition: No Rehab
12. Lien Position: 1st TD
13. Purchase Price: \$1,598,000
14. Loan Type: Purchase
15. Loan Amount: \$1,118,600
16. LTV on Purchase Price & Appraised Value: 70.00% / 69.91%
17. Borrower Down Payment: \$479,400
18. Fractional Interests (10): \$111,860 or 10%
19. Lender Rate: 9.50%
20. Monthly Payment to Lender: \$8,855.58
21. Amortization/Term: Interest Only / 36 Months
22. Gross Protective Equity over Appraised Value: \$481,400
23. Guaranteed Interest: 6 Months
24. Borrower Credit: 670
25. Rental Income: \$15,220
26. Exit Strategy: Commercial Refinance

**Property**

1. Property Type: Multi-Family 2 Story
2. Purchase Price: \$1,598,000
3. Appraised Value: \$1,600,000
4. Rentable SF: 8,210 SF
5. Appraised Value/SF: \$194.88
6. Lot Size SF: 41,584 SF
7. Percent Leased: 100%
8. Number of Buildings: 1
9. Number of Units: 19
10. Parking: Open and Garaged
11. Stories: 2
12. Quality: Good Class "D"
13. Exterior Wall: Stucco
14. Construction Type: Wood Frame
15. Year Built: 1964
16. Occupancy: Non-Owner Occ.
17. County: San Bernardino
18. Zoning: RS, Multi-Family Residential
19. APN: 0271-471-18-0-000 and 0271-471-43-0-000
20. Est. Closing Date: 03/26/2021

Please see above Description.



**Photos**



sideview



Sideview 1



studio apt unit



kithchen unit



bathroom unit



exterior side view



exterior side view 2



Floor Plan



Frontview 1



Aerial Map



Neighborhood Map



Google Map