



## \$250,000 1st TD @ 6.25%, SFR, NOO, Fix & Flip, 23.26% LTV on BPO 12 Mos Term, \$50,000 Min. Inv., 3 Mos. Guar. Int., Redondo Beach, CA 90278

1709 Carver Street Redondo Beach CA 90278 United States



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**

Pledged 0%

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Loan amount (\$)	\$250,000
Estimated Closing Date	Feb 26, 2021
Investor Yield	6.25%
Min. Investment	\$50,000

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**Sandy MacDougall**  
CTD

### Financial

1. Offering Type: Debt
2. Investor Yield: 6.25%
3. Minimum Raise Amount: \$250,000
4. Minimum Investment Amount: \$50,000
5. Loan amount (\$): \$250,000
6. Lien position: 1st TD
7. Borrower Credit Score: 700.0

8. LTV/CLTV: 23.26%
9. Deal Type: Purchase Fix and Flip
10. Loan Term Length: 12
11. Property Condition: Minor Rehab
12. Lien Position: 1st TD
13. Loan Type: Business Purpose Purchase
14. Loan Amount: \$250,000
15. LTV on BPO: 23.26%
16. Fractional Interests: \$50,000 or 20%
17. Lender Rate: 6.25%
18. Monthly Payment to Lender: \$1,302.08
19. Amortization/Term: Interest Only / 12 Months
20. Gross Protective Equity over BPO Value: \$825,000
21. Guaranteed Interest: 3 Months
22. Borrower Credit: 700
23. Exit Strategy: Sale of Property
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## Property

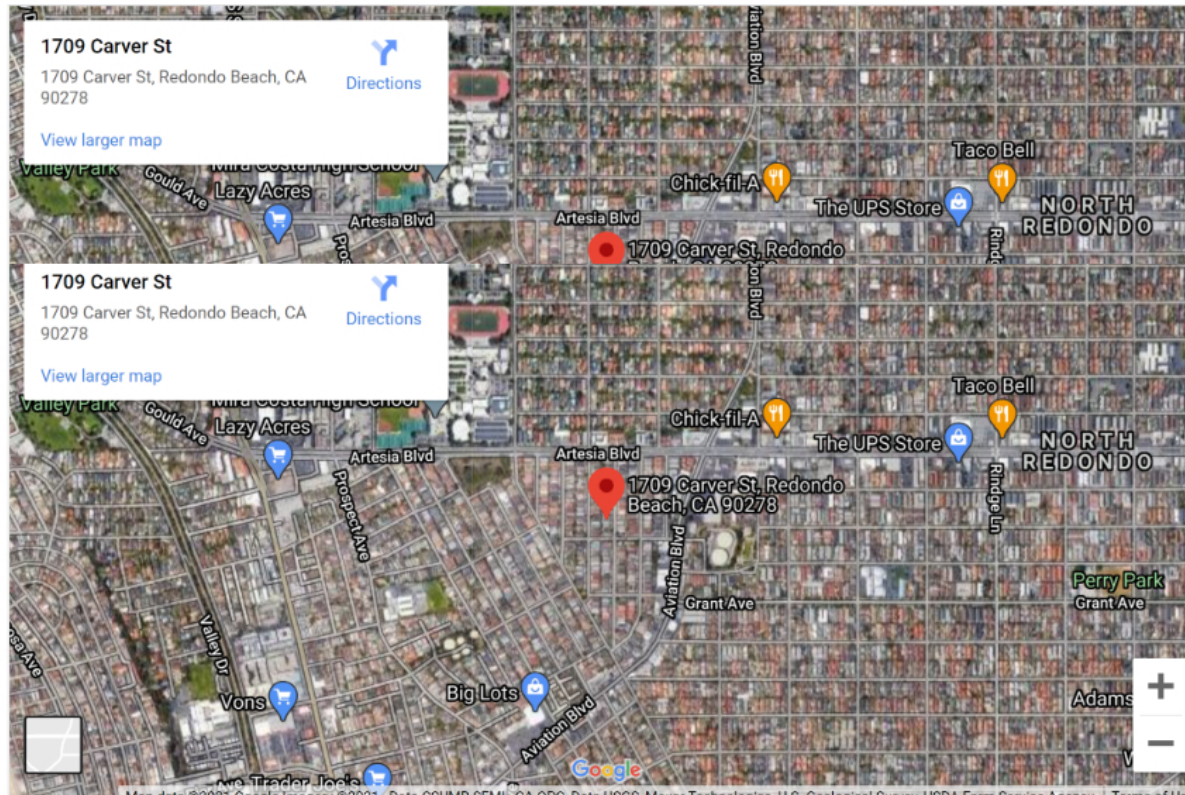
1. Property Type: Single Family Residence
2. Sale Price: \$1,250,000 / BPO Value: \$1,075,000
3. Home sqft: 1,572 SF
4. BPO Value SF: \$683.84
5. Lot Size SF: 2,501
6. Bedrooms: 3
7. Bathrooms: 2
8. Stories: 2
9. Garage: 2 car attached
10. Exterior Wall: Stucco
11. Year Built: 1973
12. Architectural Style: Traditional
13. Occupancy: Non-Owner Occ.
14. County: Los Angeles
15. Zoning: Residential
16. Est. Closing Date: 2/26/21

See Above Description

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Photos



Frontview



deck



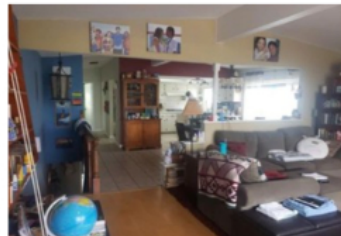
Streetview

deck

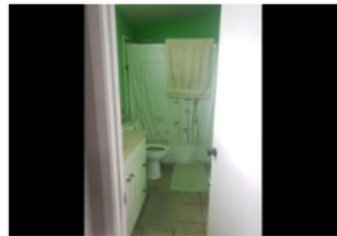
Streetview



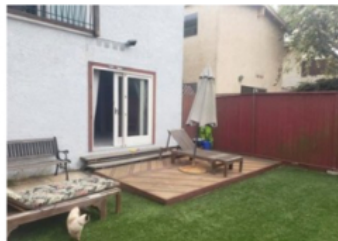
kitchen 2



kitchen



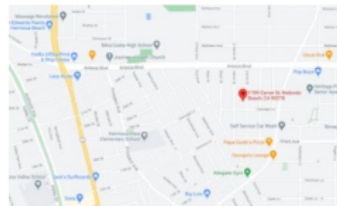
Bath 1



backyard




aerial map



google map


Documents


 Horton\_-\_BPO\_-\_1.075\_Mil\_-\_2-16-21.pdf (pdf, 2780KB)

 Horton\_-\_Preliminary\_Report.pdf (pdf, 352KB)

 Horton\_-\_Property\_Profile.pdf (pdf, 1646KB)

 Horton\_-\_Handwritten\_Loan\_Purpose\_Letter.pdf (pdf, 225KB)

 Horton\_-\_Value\_-\_Realtor\_-\_1.225M.pdf (pdf, 807KB)

 Horton\_-\_Value\_-\_Redfin\_-\_1.311M.pdf (pdf, 1115KB)

#### Investor Questions

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Newport Beach, CA 92660

### Contact Us

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info@crowdtrustdeed.com

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