

\$340,000 1st TD @ 9.75%, Purchase, Land, NOO, 40.24% LTV Appraised Value, 61.26% LTV Purchase Price, 24 Mos. Term, 6 Mos. Guar. Int., \$68,000 Min. Inv., Downey, CA 90240

9283 Florence Ave Downey CA 90240 United States



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Overview

Previous and successful Mortgage Vintage borrower is seeking a 1st TD to purchase this SFR + Land investment property in Downey, Los Angeles County, CA. The borrower intends to develop a rental SFR on this subject property in the future. The borrower is buying the subject property at a discount below the appraised value because borrower is buying out their real estate investment partner's current interests in the property. The property is currently in a maturity default with the current lender.

The subject property is a 25,654 SF rectangular land lot. The subject property currently has an uninhabitable SFR and in-ground pool that will be torn down and replaced with a newly constructed rental SFR in the future. The subject property is very well-located just west of the 5 FWY & 605 FWY interchange and close to several nearby schools, restaurants and shopping.

Exit strategy from our loan is a Construction Loan to build the new SFR. Plans and Permits are currently being worked on in the City of Downey.

This loan is a 40.24% LTV off recently "As Is" Appraised Value of \$845,000 and 61.26% off Purchase Price of \$555,000. Loan structure features 6 months' guaranteed interest and a 9.75% annualized return. Minimum investment is \$68,000 or 20%.

What we like about this Trust Deed opportunity:

1. Previous successful Mortgage Vintage borrower
2. Borrower bringing \$215,000 as Down Payment

3. 40.24% LTV off "As Is" Appraised Value
4. 6 months' Guaranteed Interest
5. 9.75% Investor Yield
6. 648 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

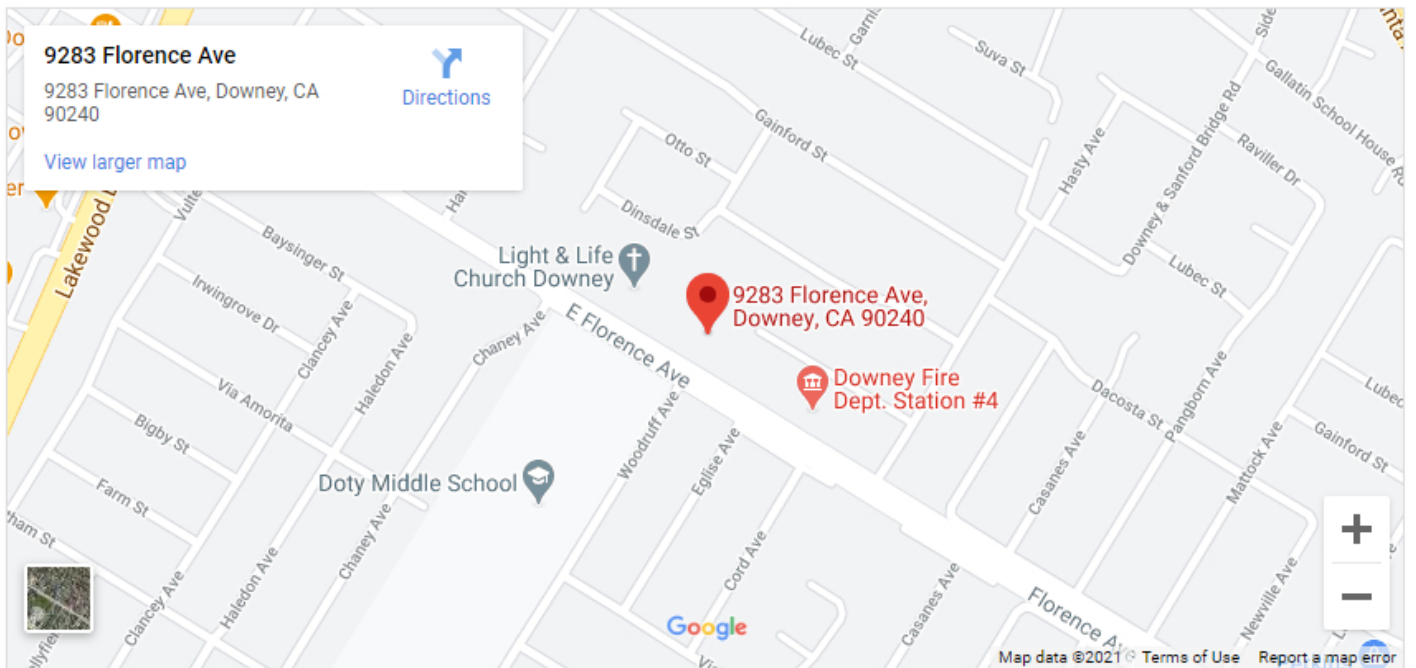
Financial

1. Offering Type: Debt
2. Investor Yield: 9.75%
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: 648.0
8. LTV/CLTV: 40.24%
9. Deal Type: Purchase
10. Loan Term Length: 24
11. Property Condition: Ground Up Construction
12. Lien Position: 1st TD
13. Purchase Price: \$555,000
14. Loan Type: Purchase
15. Loan Amount: \$340,000
16. LTV on Purchase Price & Appraised Value: 61.26% / 40.24%
17. Borrower Down Payment: \$215,000
18. Fractional Interests (5): \$68,000 or 20%
19. Lender Rate: 9.75%
20. Monthly Payment to Lender: \$2,762.50
21. Amortization/Term: Interest Only / 24 Months
22. Gross Protective Equity over Appraised Value: \$505,000
23. Guaranteed Interest: 6 Months
24. Borrower Credit: 648

Property

1. Property Type: Single Family Residence + Land
2. Parcel #: 6390-015-015
3. Purchase Price: \$555,000
4. Appraised Value: \$845,000
5. Occupancy: Non-Owner Occ.
6. County: Los Angeles
7. Zoning: Residential
8. Est. Closing Date: 03/26/2021

Please see above Description.



Photos



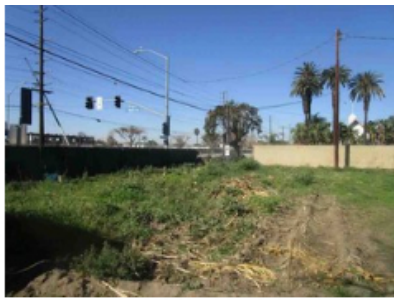
Frontview



North2View



StreetView



WestView



Southwest 2



PoolView



Southwest 2



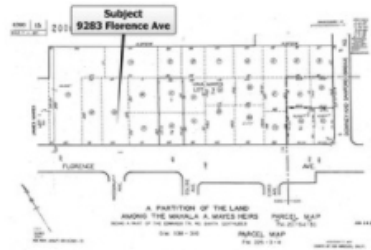
RearView



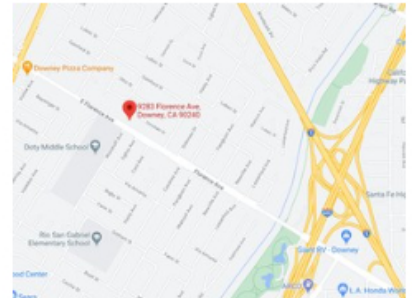
NorthView



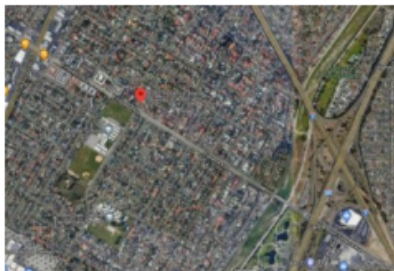
StreetView2



Parcel Map



Aerial Map1




Aerial Map 2




Comparable Map

Documents

 [Ontiveros_-_Appraisal_-_845k_-_2-17-21.pdf](#) (pdf, 2419KB)

 [Ontiveros_-_PreliminaryReport.pdf](#) (pdf, 335KB)

 [Ontiveros_-_Property_Profile.pdf](#) (pdf, 800KB)

 [Ontiveros_-_Purchase_Agreement_-_12_18_\(002\).pdf](#) (pdf, 14754KB)