

**\$195,000 1st TD @ 10.50%, 65.00% LTV, 56.88% Net LTV, NOO, SFR + Land, Refi, 24 Mos. Term, 6 Mos. Guar. Int., 12 Mos. Prepaid, \$39,000 Min. Inv., Landers, CA 92285**

122 Bowman Trail Landers CA 92285 United States



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## Overview

Real estate investor is seeking a 1st TD refinance loan on this non-owner occupied SFR investment property and adjacent vacant lot in Landers, San Bernardino County, CA. Funds from our loan will be used to pay-off an existing 1st TD that is currently in default. Borrower fell behind due to a work-related injury while serving as a security guard. Borrower has rehabilitated and is back to work full-time. This loan features 12 months prepaid interest. Exit strategy from our loan is refinance into a conventional loan or sell property.

The main subject property is a single story SFR with 2,800 SF of rentable living space on a large, fenced 5 acre lot. The subject property has a total of 11 rooms, 3 Bed / 1.5 Bath and 2 car driveway. The SFR subject property is non-owner occupied with the tenant paying s \$1,250 mo./rent. The adjacent land lot is vacant and is included in the \$300k property BPO valuation. The subject properties are in a stable, rural neighborhood north of the 10 FWY, near popular destination spot Joshua Tree National Park and local schools, shopping, grocery stores and restaurants.

Exit strategy from our loan is conventional loan or sale. This loan is 65.00% LTV and 56.88% Net LTV on a recent BPO value of \$300,000. Loan structure features 6 months guaranteed interest, 12 months prepaid interest yielding a 10.50% annualized return. Minimum investment is \$39,000 or 20%.

What we like about this Trust Deed opportunity:

1. 1st TD on SFR Investment Property
2. 12 months prepaid interest
3. 6 months guaranteed interest
4. 65.00% LTV / 56.88% Net LTV

5. Existing Monthly rental income: \$1,250

Possible concerns:

1. FICO 594

## 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**

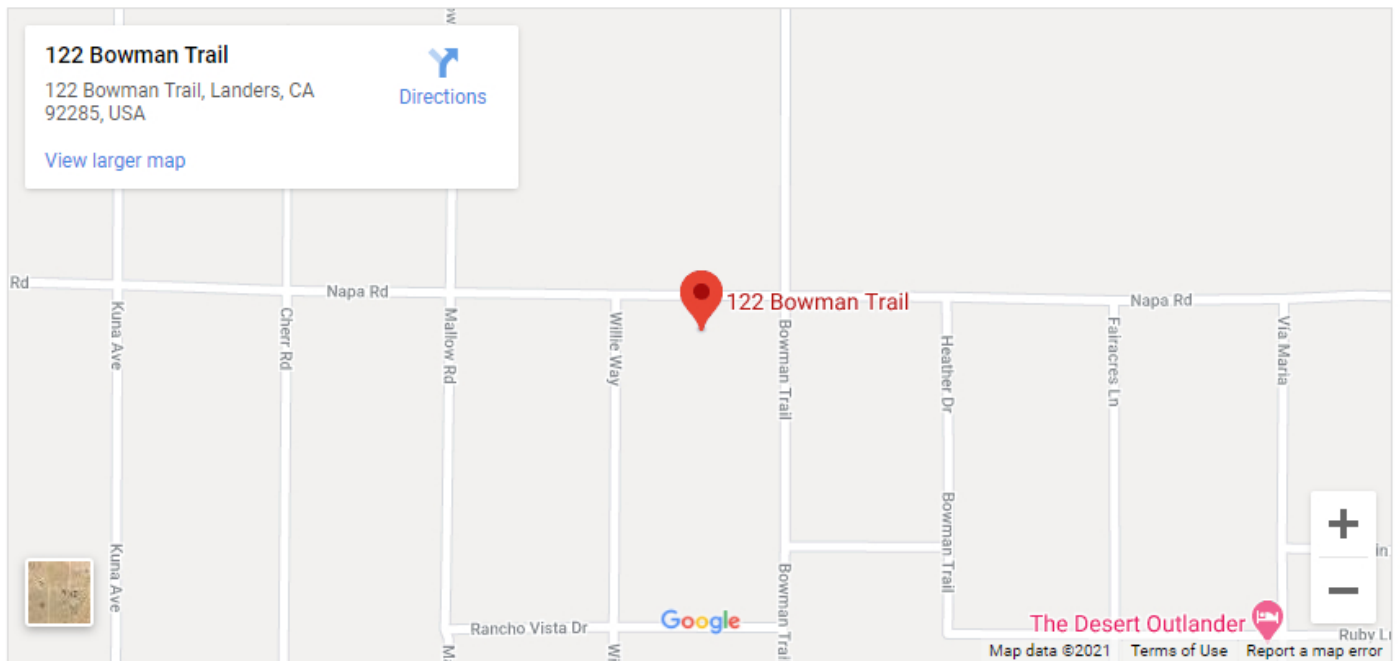
## Financial

1. Offering Type: Debt
2. Investor Yield: 10.50%
3. Minimum Raise Amount: \$195,000
4. Minimum Investment Amount: \$39,000
5. Loan amount (\$): \$195,000
6. Lien position: 1st TD
7. Borrower Credit Score: 594.0
8. LTV/CLTV: 65.0%
9. Deal Type: Rate and Term Refinance
10. Loan Term Length: 24
11. Property Condition: No Rehab
12. Lien Position: 1st TD
13. Loan Type: Refinance
14. Loan Amount: \$195,000
15. LTV / Net LTV on BPO Value: 65.00% / 56.88%
16. Fractional Interests (5): \$39,000 or 20.00%
17. Lender Rate: 10.50%
18. Monthly Payment to Lender: \$1,706.25
19. Amortization/Term: Interest Only / 24 Mos
20. Gross Protective Equity over BPO Value: \$105,000
21. Guaranteed Interest / Prepaid Interest : 6 Months / 12 months
22. Rental Income: \$1,250/mo.
23. Borrower Credit: 594
24. Exit Strategy: Conventional Loan

## Property

1. Property Type: SFR + Land
2. BPO Value: \$300,000
3. SFR Rentable SF: 2,804
4. BPO Value/SF: \$106
5. SFR Lot Size: 5 acre + 2.4 acres
6. SFR Total Rooms: 11
7. SFR Bedrooms: 3
8. SFR Bathrooms: 1.5
9. Stories: 1
10. Garage: 2-car driveway
11. Exterior Wall: Stucco
12. Year Built: 1958
13. Architectural Style: Ranch
14. Occupancy: Non-owner Occ.
15. County: San Bernardino
16. Zoning: Residential APN: 0631-191-04-0000 / Vacant lot APN: 0631-191-06-0000

Please see overview above.



## Photos



FrontView



house back



Side of house





kitchen



living room



dining room



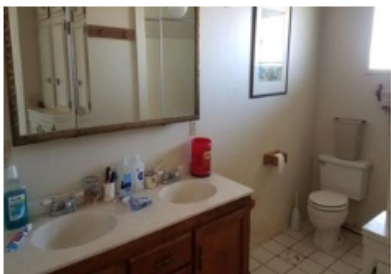
bedroom 1



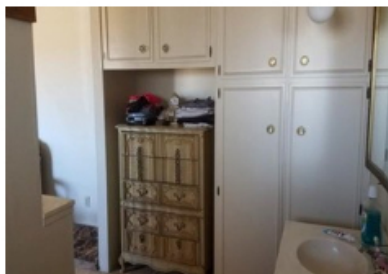
bedroom 2



room



bathroom 1



bathroom 2



bathroom half



laundry



TV room



garage



street view



Google Map



Aerial Map

## Documents


 Pitell\_-\_BPO\_-\_300k\_1-25-21-\_Landers\_-\_2\_parcel.pdf (pdf, 3818KB)

 Pitell\_-\_Preliminary\_Report.pdf (pdf, 287KB)

 Pitell\_-\_Prelim\_Item\_\_17\_UCC\_Solar\_Mosaic.pdf (pdf, 141KB)

 Pitell\_-\_Prelim\_Item\_\_16\_CalHFA\_Deed.pdf (pdf, 404KB)

 Pitell\_-\_Property\_Profile\_(0631-191-06-0-000).pdf (pdf, 385KB)

 Pitell\_-\_Property\_Profile.pdf (pdf, 215KB)

 PropertyProfile\_0631-191-06-0000\_105k\_s.f..pdf (pdf, 644KB)

 Pitell\_-\_Rental\_Agreement.pdf (pdf, 279KB)

 Pitell\_-\_Value\_-\_Redfin\_\_297K.pdf (pdf, 1105KB)

 472k\_Zillow.pdf (pdf, 264KB)

 Pitell\_-\_Handwritten\_Loan\_Purpose\_Letter\_v2.pdf (pdf, 77KB)