

\$120,000 1st TD @ 8.00%, 61.54 % LTV, NOO, Condo, Cash-Out, 18 Mos. Term, 6 Mos. Guar., 3 Mos. Prepaid, \$60,000 Min. Inv., Indio, CA 92201

48255 Monroe Street Indio CA 92201 United States



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Overview

Successful, existing Mortgage Vintage Inc. borrower and experienced real estate investor is seeking a 1st TD business purpose cash out loan on this non-owner occupied condo rental property in Indio, Riverside County, CA. The funds from this loan will be used towards a down payment on a new real estate acquisition.

The subject property is a traditional style condo in Indio. The subject property is on a 1,742 SF lot with 1,018 SF rental living space. The subject property has 2 Bed & 2 Bath and 1 car attached garage. The subject property features a nice outdoor deck/patio. The borrower just closed escrow on this subject property and will be listing it for rent soon. The market rent in area is \$1,800 mo./rent. The property is well located near the CA-111 HWY and 10 FWY intersect and just across from the Indio Palms Country Club and Resort as well as many other country clubs, resorts, schools, restaurants, shopping and parks.

Exit strategy from our loan is a conventional refinance.

This loan is 61.54% LTV on recent BPO value of \$195,000. Loan structure features 6 months guaranteed interest, 3 months prepaid interest, yielding a 8.00% annualized return. Minimum investment is \$60,000 or 50%.

What we like about this Trust Deed opportunity:

1. Successful Mortgage Vintage Borrower
2. Experienced Real Estate Investor
3. 8.00% yield
4. 3 months prepaid
5. 61.54% LTV
6. 626 FICO

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: 8.00%
3. Minimum Raise Amount: \$120,000
4. Minimum Investment Amount: \$60,000
5. Loan amount (\$): \$120,000
6. Lien position: 1st TD
7. Borrower Credit Score: 626.0
8. LTV/CLTV: 64.71%
9. Deal Type: Cash Out
10. Loan Term Length: 18
11. Property Condition: No Rehab
12. Lien Position: 1st TD
13. Loan Type: Business Purpose Cash Out
14. BPO Value: \$195,000
15. Loan Amount: \$120,000
16. LTV: 61.54%
17. Fractional Interests (5): \$60,000 or 50.00%
18. Lender Rate: 8.00%
19. Total Monthly Payment to Lender: \$800
20. Amortization/Term: Interest Only / 18 Mos
21. Gross Protective Equity over BPO Value: \$75,000
22. Guaranteed Interest: 6 Months
23. Prepaid Interest : 3 Months
24. Borrower Credit: 626
25. Exit Strategy: Conventional Refinance

Property

1. Property Type: Condo
2. BPO Value: \$195,000
3. Total Living Rental SF: 1,018 SF
4. Total Lot Size: 1,742 SF
5. Total Rooms: 4
6. Total Bedrooms: 2
7. Total Bathrooms: 2
8. Stories: 1
9. Garage: 1 car attached
10. Exterior Wall: Stucco, Wood
11. Year Built: 1980
12. Architectural Style: Traditional
13. Occupancy: NOO
14. County: Riverside
15. Zoning: Condo

Please see overview above.



Photos



frontview



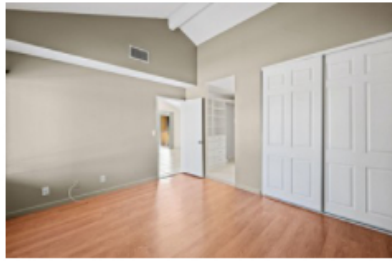
kitchen 2



living area



living area 2



bedroom



bedroom 2



bathroom closet



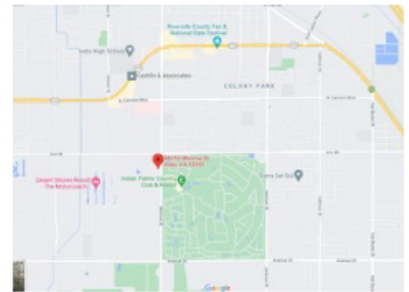
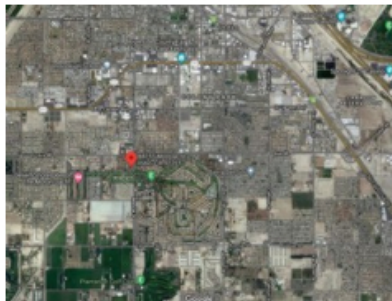
bathroom 2



staircase



p18069261fv906dcb6101694a3a851ff45fa7c5af02
aerial map



google map

Documents

[Ramos_-_Handwritten_Loan_Purpose_Letter.pdf](#) (pdf, 5713KB)

[Ramos_-_BPO_-_195k_-_6-3-21.pdf](#) (pdf, 2405KB)

[Ramos_-_Preliminary_Report..pdf](#) (pdf, 288KB)

[Ramos_-_Property_Profile_-_APN_616-211-024.pdf](#) (pdf, 289KB)