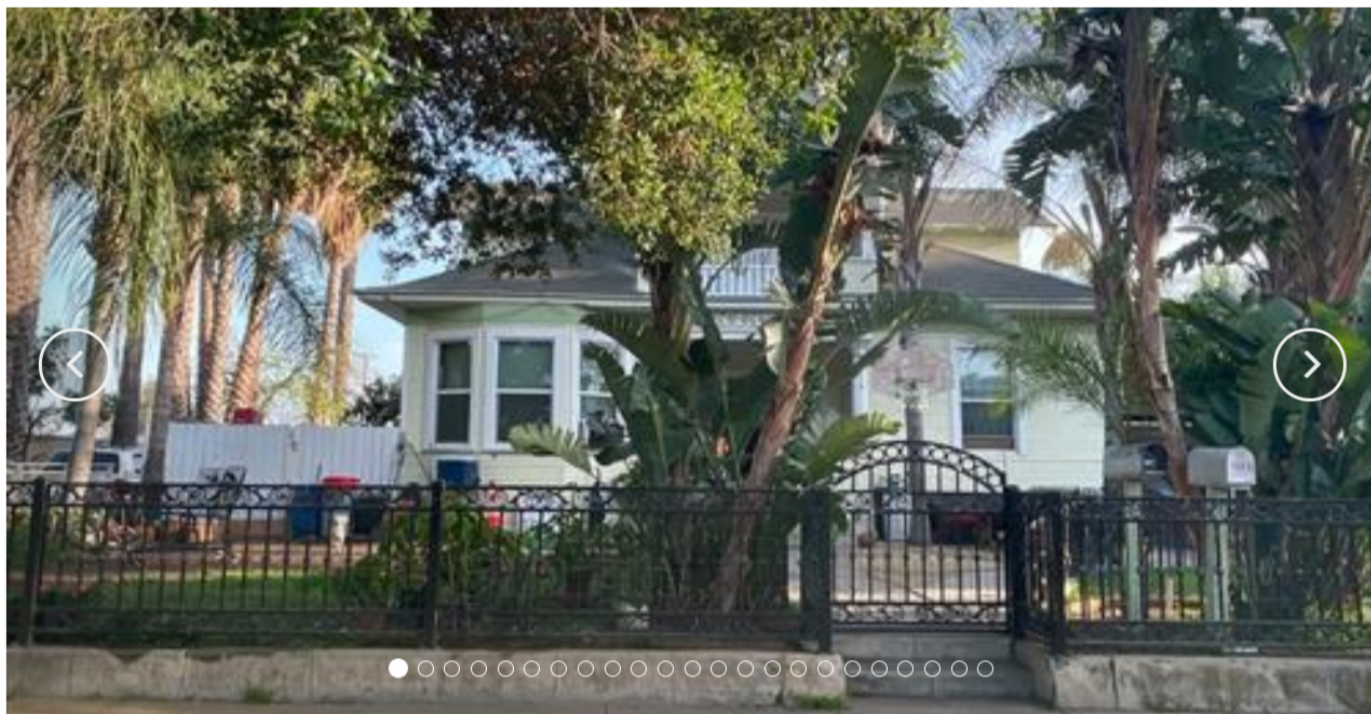


# \$160,000 2nd TD @ 10.00%, 60.78% BPO CLTV, NOO, Duplex, Cash-Out, 24 Mos. Term, 6 Mos. Guar. Int., \$40,000 Min. Inv., Santa Ana, CA 92701

728 E CHESTNUT AVE Santa Ana CA 92703 United States



[Overview](#) [Management](#) [Financial](#) [Property](#) [Map](#) [Photos](#) [Documents](#) [Questions](#)

## Overview

Successful Mortgage Vintage Inc. borrower and real estate investor is seeking a 2nd TD business purpose cash out loan on this non-owner occupied Duplex investment rental property in Santa Ana, Orange County, CA. Borrower is pulling cash out of this investment property to purchase another investment rental property in Santa Ana. Borrower owns multiple rental properties in Santa Ana.

The subject property is a Duplex with 2,605 SF of total rentable living space on a .06 acre lot. The subject property has a total of 17 rooms, 10 Bedrooms / 5 Bathrooms. The subject property features a large driveway and large backyard for tenant use. Both units of the subject property are fully occupied, collectively earning \$5,250 in rent/monthly. The property is very well located west of the 5 FWY and N. Bristol Street, near Downtown Santa Ana, and nearby Santa Ana college, schools, shopping centers, parks, restaurants, banks, and medical offices.

Exit strategy from our loan is conventional loan. This loan is 60.78% CLTV on recent BPO value of \$900,000. Loan structure features 6 months guaranteed interest, yielding a 10.00% annualized return. Minimum investment is \$40,000 or 25%.

What we like about this Trust Deed opportunity:

1. Successful Mortgage Vintage Borrower
2. Experienced Real Estate Investor
3. Santa Ana location
4. SFR Investment Property
5. 60.78% CLTV on BPO
6. FICO 642

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

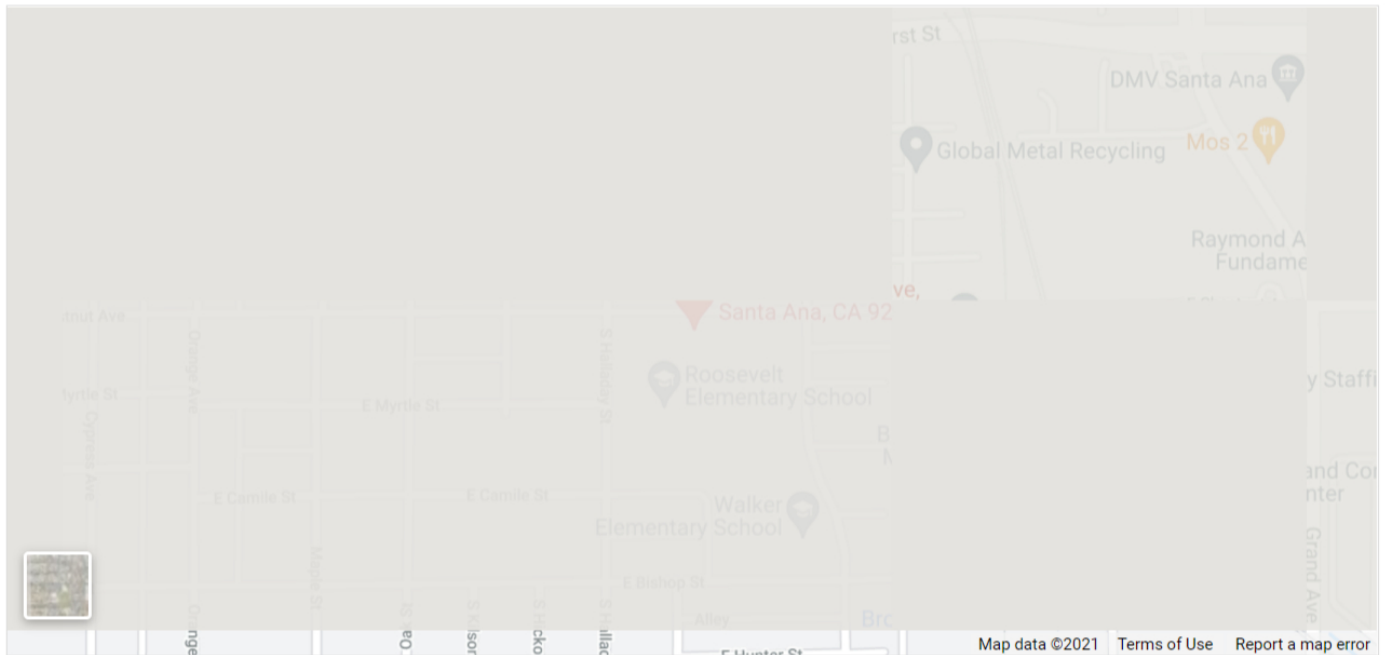
1. Offering Type: Debt
2. Investor Yield: 10.00%
3. Minimum Raise Amount: \$160,000
4. Minimum Investment Amount: \$40,000
5. Loan amount (\$): \$160,000
6. Lien position: 2nd TD
7. Borrower Credit Score: 642.0
8. LTV/CLTV: 60.78%
9. Deal Type: Cash Out
10. Loan Term Length: 24
11. Property Condition: No Rehab
12. Lien Position: 2nd TD
13. Loan Type: Business Purpose Cash Out
14. BPO Value: \$900,000
15. Loan Amount: \$160,000
16. Existing 1st Lien: \$387,000
17. CLTV on BPO: 60.78%
18. Fractional Interests (4): \$40,000 or 25.00%
19. Lender Rate: 10.00%
20. Monthly Payment to Lender: \$1,600
21. Amortization/Term: Interest Only / 24 Mos
22. Gross Protective Equity over BPO Value: \$362,000
23. Guaranteed Interest: 6 Months
24. Borrower Credit: 642
25. Exit Strategy: Conventional Loan

## Property

1. Property Type: Duplex

2. BPO Value: \$900,000
3. Rentable SF: 2,605
4. Lot Size: .06 acres
5. Total Rooms: 17
6. Total Bedrooms: 10
7. Total Bathrooms: 5
8. Stories: 2
9. Garage: driveway
10. Exterior Wall: Stucco, Wood
11. Year Built: 1906
12. Architectural Style: Bi-Level
13. Occupancy: Non-owner Occ.
14. County: Orange County
15. Zoning: Residential - 2 units

Please see overview above.



## Photos



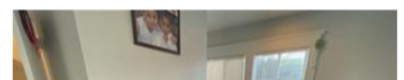
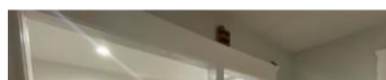
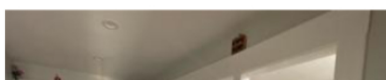
frontview



frontview 3



streetview







interior 1



kitchen 5



kitchen dining



kitchen 2



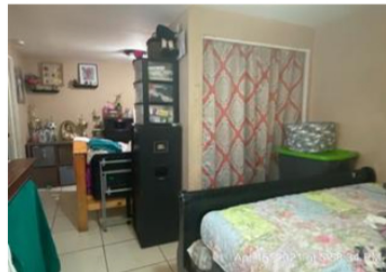
kitchen 4



living room



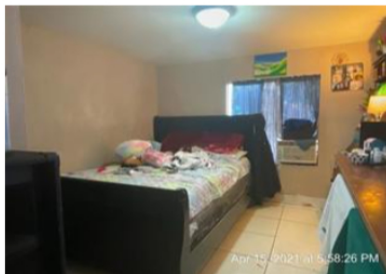
tv room



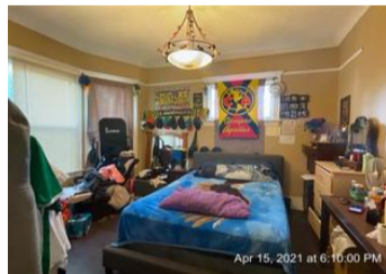
bedroom 1



bedroom 2



bedroom 3



bedroom 6



bathroom 1



bathroom 2



backview 2



sideview 2 copy





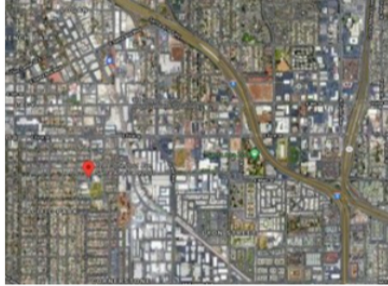
backyard



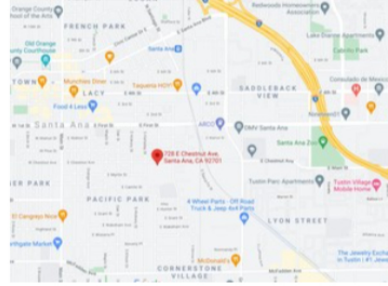
parking



street sign



Aerial Map



google map