

# \$370,000 2nd TD @ 9.00%, 68.98% CLTV, NOO, SFR, Cash-Out, 24 Mos. Term, 6 Mos. Guar., \$37,000 Min. Inv., Garden Grove, CA 92841

7691 Carla Street Garden Grove CA 92841 United States



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

## Overview

710 & 692 FICO, successful, existing Mortgage Vintage Inc. borrowers and experienced real estate investors are seeking a 2nd TD business purpose cash out loan on this non-owner occupied SFR rental property in Garden Grove, Orange County, CA. The funds from this loan will be used towards a down payment on borrowers' recent 10 unit apartment building real estate acquisition in Stanton, Orange County, CA.

The subject property is a traditional style, SFR on a .17 acre lot Garden Grove, CA. The SFR has 2,025 SF of living space, 8 total rooms, 5 Bed / 4 Bath and a 2 car attached garage. The subject property has an unpermitted addition that the buyer is working on getting a permit for with the new ADU laws. The property is fully occupied with the tenants paying \$6,000 mo./rent. The property is well located just north of the Garden Grove (22) FWY and 405 FWY intersect. The subject property is also near many schools, restaurants, shopping and parks.

Exit strategy from our loan is a conventional refinance.

This loan is 68.98% CLTV on recent BPO value of \$835,000. Loan structure features 6 months of guaranteed interest, yielding a 9.0% annualized return. Minimum investment is \$37,000 or 10%.

What we like about this Trust Deed opportunity:

1. Successful Mortgage Vintage Borrower
2. Experienced Real Estate Investor
3. SFR fully occupied + Addition / \$6,000 mo./rent
4. 710 & 692 FICO
5. 9.00% yield

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: 9.00%
3. Minimum Raise Amount: \$370,000
4. Minimum Investment Amount: \$37,000
5. Loan amount (\$): \$370,000
6. Lien position: 2nd TD
7. Borrower Credit Score: 710.0
8. LTV/CLTV: 68.98%
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: \$835,000
15. Loan Amount: \$370,000
16. Existing 1st Lien: \$206,000
17. CLTV:: 68.98%
18. Fractional Interests (10): \$37,000 or 10.00%
19. Lender Rate: 9.00%
20. Monthly Payment to Lender: \$2,775.00
21. Amortization/Term: Interest Only / 24 Mos
22. Gross Protective Equity over BPO Value: \$259,000
23. Guaranteed Interest: 6 Months
24. Borrower Credit: 710 & 692
25. Exit Strategy: Conventional Refinance

## Property

1. Property Type: SFR
2. BPO Value: \$835,000
3. Living Space SF: 2,025
4. Lot Size: 7,405 s.f.
5. Total Rooms: 8
6. Total Bedrooms: 5
7. Total Bathrooms: 4
8. Stories: 2
9. Garage: 2 car attached
10. Exterior Wall: Stucco, Wood
11. Year Built: 1958
12. Architectural Style: Traditional
13. Occupancy: NOO
14. County: Orange
15. Zoning: Residential

Please see overview above.



## Photos



frontview 2



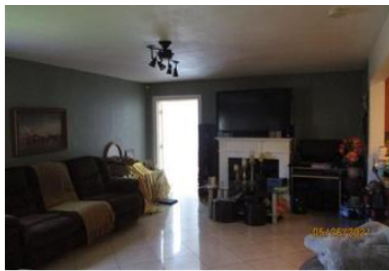
sideview 2



streetview



kitchen 2



living room



bedroom 3



bathroom 1



bedroom 1



bathroom 3



bedroom 4



upstairs bedroom



bathroom 4



bedroom 2



bathroom 2



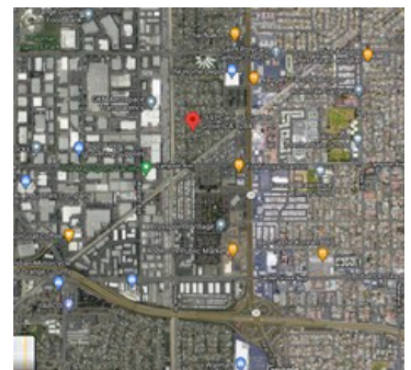
backyard 2



backyard



street name



Aerial Map



Google Map