

\$495,000 1st TD @ 7.50%, 75.57% LTV Purchase Price, 75.00% BPO LTV, NOO, SFR, Purchase, 24 Mos. Term, 6 Mos. Guar. Int., \$49,500 Min. Inv., Santa Ana, CA 92703

2040 W. Civic Center 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 1st TD loan to purchase this non-owner occupied, SFR investment property in Santa Ana, Orange County, CA. Borrower owns multiple rental properties in Santa Ana. Borrower is putting down approx. \$170,000 of their own money towards this Purchase.

The subject property is a SFR with 960 SF of total rentable living space that is split into 3 units on a .23 acre lot. The subject property features a built-up basement with 3 bedrooms, kitchen, living room, dining area, and 1 bathroom. Structure on the back has 2 bedrooms, dining area, kitchen, and 1 bathroom. Above the basement front house, there are 2 bedrooms, 1 bathroom, kitchen and living room. The subject property is 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. The property is zoned SFR but, similar to other properties in Santa Ana, has multiple rental units and a lot size of 10k s.f. which could potentially allow for a permitted ADU.

Exit strategy from our loan is conventional loan. This loan is 75.00% LTV on recent BPO value of \$660,000 and 75.57% off purchase price of \$655,000. Loan structure features 6 months guaranteed interest, yielding a 7.50% annualized return. Minimum investment is \$49,500 or 10%.

What we like about this Trust Deed opportunity:

1. Successful Mortgage Vintage Borrower
2. Experienced Real Estate Investor
3. Santa Ana location

4. Borrower has approx. \$170k "skin in the game"
5. SFR Investment Property
6. 75.00% LTV on BPO and 75.57% on Purchase
7. 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: 7.50%
3. Minimum Raise Amount: \$495,000
4. Minimum Investment Amount: \$49,500
5. Loan amount (\$): \$495,000
6. Lien position: 1st TD
7. Borrower Credit Score: 642.0
8. LTV/CLTV: 75.57%
9. Deal Type: Purchase
10. Loan Term Length: 24
11. Property Condition: No Rehab
12. Lien Position: 1st TD
13. Loan Type: Purchase
14. Purchase Price: \$655,000
15. BPO Value: \$660,000
16. Loan Amount: \$495,000
17. LTV on BPO / Purchase Price: 75.00% / 75.57%
18. Fractional Interests (10): \$49,500 or 10.00%
19. Lender Rate: 7.50%
20. Monthly Payment to Lender: \$3,093.75
21. Amortization/Term: Interest Only / 24 Mos
22. Gross Protective Equity over BPO Value: \$165,000
23. Guaranteed Interest: 6 Months
24. Borrower Credit: 642

25. Exit Strategy: Conventional Loan

Property

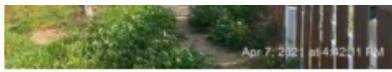
1. Property Type: SFR
2. Purchase Price: \$655,000
3. BPO Value: \$660,000
4. SFR Rentable SF: 960
5. SFR Lot Size: .26 acre
6. SFR Total Rooms: 6
7. Total Bathrooms: 3
8. Stories: 1
9. Garage: driveway
10. Exterior Wall: Stucco, Wood
11. Year Built: 1941
12. Architectural Style: Contemporary
13. Occupancy: Non-owner Occ.
14. County: Orange County
15. Zoning: Residential

Please see overview above.



Photos





FrontView



front yard



streetview 1



dining room 1



kitchen 3



back patio



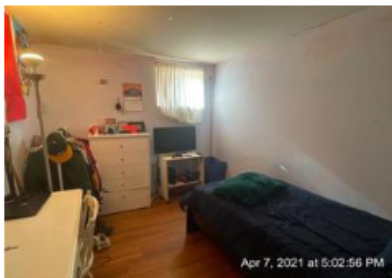
bedroom 6



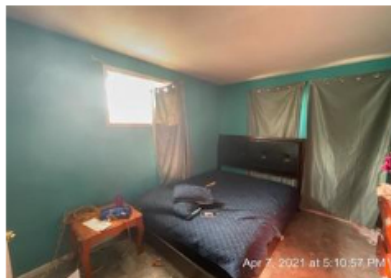
bedroom 2



bedroom 1



bedroom 3



bedroom 4



bedroom 5



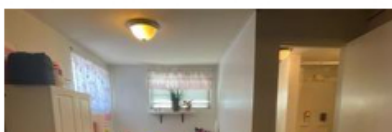
bedroom 7



bathroom 2



back unit





kitchen2



bathroom 3



bathroom 1



parking



rear view



street number



Google Map



Aerial Map

Documents

[635k_Redfin_value_pdf.pdf](#) (pdf, 486KB)

[635k_Zillow_value.pdf](#) (pdf, 655KB)

[Navarro_-_Civic_Center_-_BPO__660k_-_4-8-21.pdf](#) (pdf, 7833KB)

[Navarro_-_Civic_Center_-_Property_Profile.pdf](#) (pdf, 232KB)

[Navarro_-_Civic_Center_-_Preliminary_Report.pdf](#) (pdf, 266KB)

[Navarro_-_Civic_Center_-_Purchase_Contract_-_Seller_Multiple_Counter_Offer.pdf](#) (pdf, 367KB)

[Navarro_-_Civic_Center_-_Handwritten_Loan_Purpose_Letter.pdf](#) (pdf, 12KB)