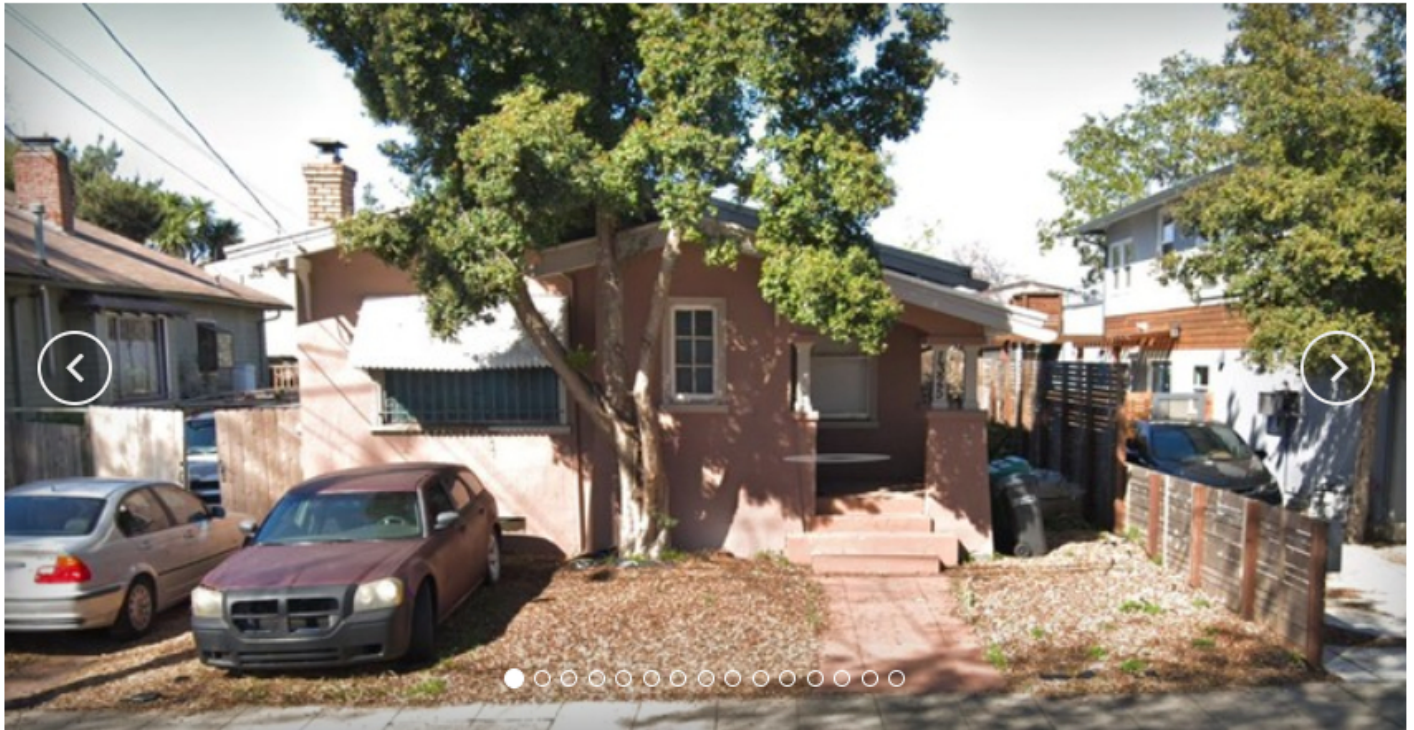


**\$575,000 2nd TD @ 11.00%, 64.29% CLTV ARV, OO, SFR + ADU, Cash-Out, 24 Mos. Term, 6 Mos. Guar., 3 Mos. Prepaid Int., \$57,500 Min. Inv., Berkeley, CA 94702**

1325 66th Street Berkeley CA 94702 United States



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

## Overview

Successful, existing Mortgage Vintage Inc. borrower and construction business owner is seeking a 2nd TD business purpose cash out loan on this owner occupied SFR front unit + brand new ADU back unit rental in Berkeley, Alameda County, CA. The funds from this loan will be used to pay off an existing, current Business Purpose 2nd TD of \$467k held by Mortgage Vintage and the remaining funds \$48k will be used for minor remodel on the main SFR. Exit strategy from loan is to sell subject property to pay off small 1st TD 325k and this new 2nd TD.

The subject property is a bungalow style, SFR + ADU on a 4,510 SF lot in Berkeley, CA. The main SFR has 914 SF of living space, 5 total rooms, 2 Bed / 1 Bath. The new ADU has 750 SF of rentable living space, with 2 Bed / 1 Bath. The ADU is fully occupied with tenant paying \$2,750 mo./rent. The property is very well located near the San Francisco Bay, the Bay Bridge entry into downtown San Francisco and 580 FWY. The subject property is also near UC Berkeley, many popular parks, shops and restaurants.

Exit strategy from our loan is sale of property after front SFR remodel. This loan is 64.29% CLTV on recent After Repair Value appraisal of \$1,400,000. Loan structure features 6 months guaranteed interest, 3 months prepaid interest, yielding a 11.00% annualized return. Minimum investment is \$57,500 or 10%.

What we like about this Trust Deed opportunity:

1. Successful Mortgage Vintage Borrower
2. Experienced Construction Business Owner
3. Popular Berkeley location

4. SFR + ADU earning \$2,750 mo./rent
5. 11.00% yield
6. 3 months prepaid interest

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: 11.00%
3. Minimum Raise Amount: \$575,000
4. Minimum Investment Amount: \$57,500
5. Loan amount (\$): \$575,000
6. Lien position: 2nd TD
7. Borrower Credit Score: 546.0
8. LTV/CLTV: 64.29%
9. Deal Type: Cash Out
10. Loan Term Length: 24
11. Property Condition: Minor Rehab
12. Lien Position: 2nd TD
13. Loan Type: Business Purpose Cash Out
14. After Repair Value: \$1,400,000
15. Loan Amount: \$575,000
16. Existing 1st Lien: \$325,000
17. CLTV on ARV: 64.29%
18. Fractional Interests (10): \$57,500 or 10.00%
19. Lender Rate: 11.00%
20. Monthly Payment to Lender: \$5,270.83
21. Amortization/Term: Interest Only / 24 Mos
22. Gross Protective Equity over BPO Value: \$500,000
23. Guaranteed Interest: 6 Months
24. Prepaid Interest: 3 Months
25. Borrower Credit: 546



## Property

1. Property Type: SFR + ADU
2. After Repair Value: \$1,400,000
3. Living Space SFR (914 SF) + ADU (750 SF)
4. Lot Size: 4,510 SF
5. Total Rooms: SFR (5) + ADU (4)
6. Total Bedrooms: SFR (2) + ADU (2)
7. Total Bathrooms: SFR (1) + ADU (1)
8. Stories: 1
9. Garage: Driveway
10. Exterior Wall: Stucco, Wood
11. Year Built: 1927
12. Architectural Style: Bungalow
13. Occupancy: SFR (OO) + ADU (NOO)
14. County: Alameda
15. Zoning: Residential 1 - 2 units
16. APN: 052-1517-007

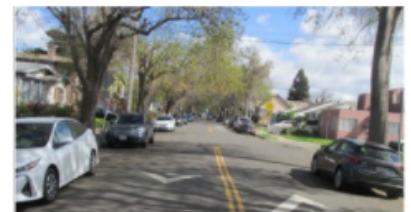
Please see overview above.



## Photos

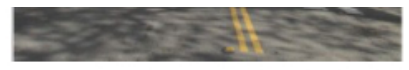


FrontView

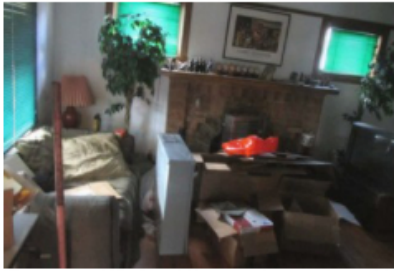




Sideview



streetview



living room



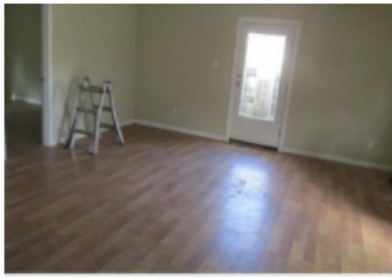
Current Kitchen



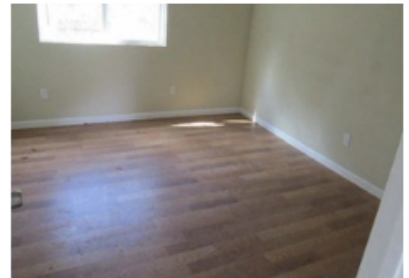
Current bathroom



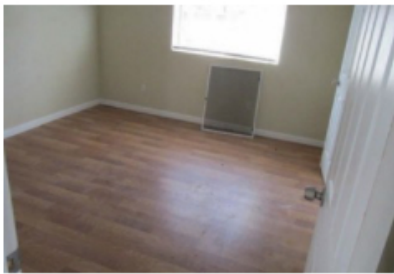
Adu kitchen



ADU living room



ADU Bedroom 1



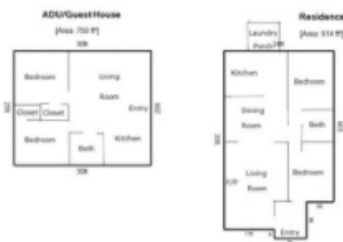
ADU Bedroom 2



ADU Bathroom



ADU Entry



Plans



Google Map



Aerial Map

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 Clewis\_-\_Preliminary\_Report..pdf (pdf, 511KB)


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 Clewis\_-\_Property\_Profile.pdf (pdf, 1658KB)

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 Clewis\_-\_Construction\_Budget.pdf (pdf, 465KB)

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 Clewis\_-\_Rental\_Agreement.pdf (pdf, 190KB)

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