

\$666,250 1st TD @ 7.50%, 65.00% LTV Purchase Price, NOO, SFR, Purchase, 12 Mos. Term, 6 Mos. Guar. Int., \$66,625 Min. Inv., Indio, CA 92201

48759 Spring Rain Court Indio CA 92201 United States



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Overview

776 & 775 FICO real estate investors are seeking a 1st TD loan to purchase this non-owner occupied, SFR investment property in Indio, Riverside County, CA. Borrower is putting down approx. \$358,750 of their own money towards this Purchase. Exit strategy is a conventional refinance.

The subject property is a Spanish styled, SFR with mountain views, located in the private, gated community of Montage at Santa Rosa in Indio. The subject property consists of 3,308 SF of total rentable living space on a .30 acre lot with 4 Bed / 2.5 Bath and a rotunda entry with a private gated courtyard. The subject property features well manicured desert-scape grounds, walled backyard, pool/spa. The subject property is well located west of the 10 FWY, near many country clubs, golf courses, schools, shopping centers, parks, restaurants, banks, and medical offices.

Exit strategy from our loan is conventional loan. This loan is 65.00% LTV on the purchase price of \$1,025,000. Loan structure features 6 months guaranteed interest, yielding a 7.50% annualized return. Minimum investment is \$66,625 or 10%.

What we like about this Trust Deed opportunity:

1. Experienced Real Estate Investor
2. Private, gated community
3. Borrower has approx. \$358k "skin in the game"
4. SFR Investment Property
5. 65.00% LTV on Purchase
6. FICO 776 & 775

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

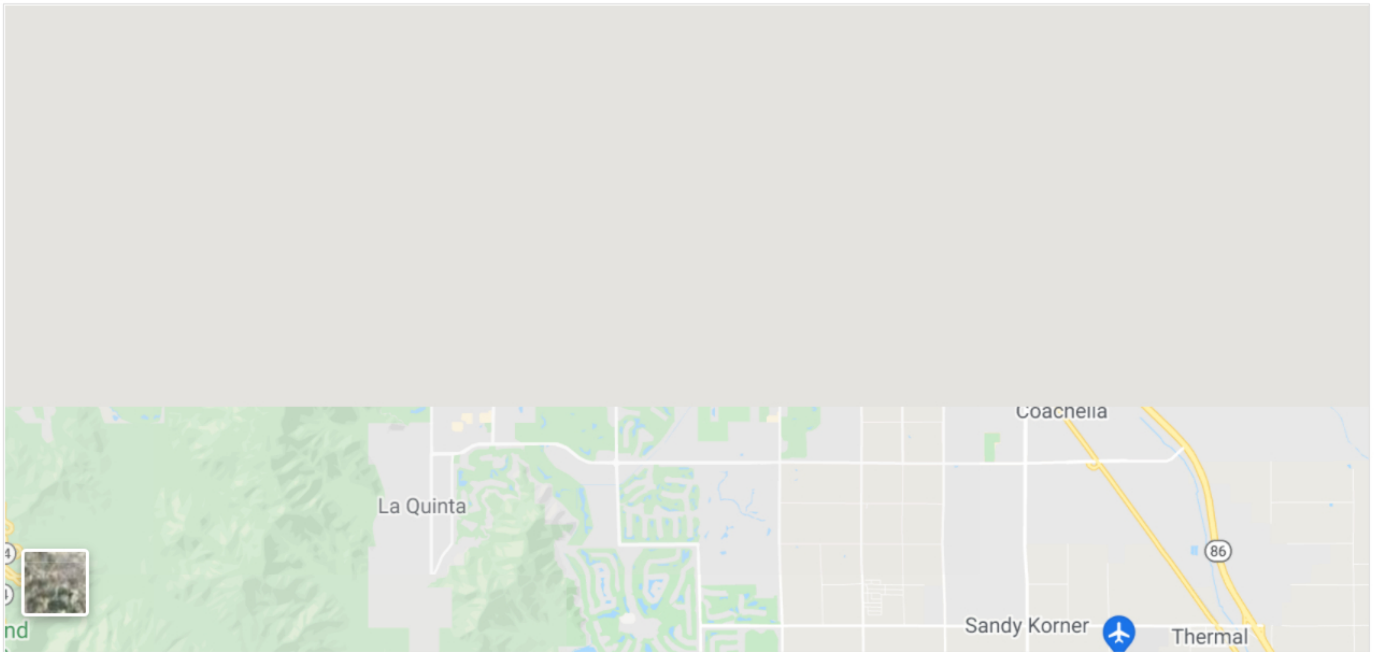
1. Offering Type: Debt
2. Investor Yield: 7.50%
3. Minimum Raise Amount: \$666,250
4. Minimum Investment Amount: \$66,625
5. Loan amount (\$): \$666,250
6. Lien position: 1st TD
7. Borrower Credit Score: 775.0
8. LTV/CLTV: 65.0%
9. Deal Type: Purchase
10. Loan Term Length: 12
11. Property Condition: No Rehab
12. Lien Position: 1st TD
13. Loan Type: Purchase
14. Purchase Price: \$1,025,000
15. Loan Amount: \$666,250
16. LTV on Purchase Price: 65.00%
17. Fractional Interests (10): \$66,625 or 10.00%
18. Lender Rate: 7.50%
19. Monthly Payment to Lender: \$4,164.06
20. Amortization/Term: Interest Only / 12 Mos
21. Gross Protective Equity over Purchase Value: \$358,750
22. Guaranteed Interest: 6 Months
23. Borrower Credit: 776 & 775
24. Exit Strategy: Conventional Loan

Property

1. Property Type: SFR
2. Purchase Price: \$1,025,000

3. SFR Rentable SF: 3,308
4. Total Bedrooms: 4
5. Total Bath: 2.5
6. Stories: 1
7. Garage: 3 car attached garage
8. Exterior Wall: Stucco, Wood
9. Year Built: 2004
10. Architectural Style: Spanish
11. Occupancy: Non-owner Occ.
12. County: Riverside
13. Zoning: Residential

Please see overview above.



Photos



Frontview



Montage Community



Community Gate



Pool 2



Kitchen

Backyard



kitchenette

living room 2



Living Room



Bedroom 2



Bathroom Master 2



Bedroom 1



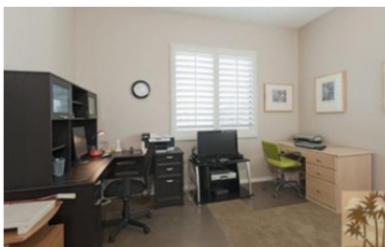
Bathroom 3



backyard 3



Backyard 2



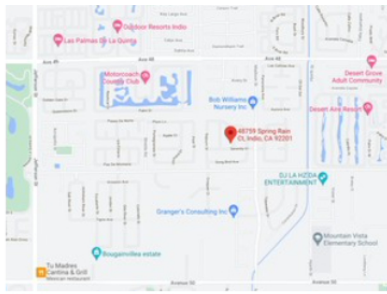
Office



Sideview



Aerial Map



GoogleMap