

\$690,000 1st TD @ 6.00%, 29.61% LTV, NOO, 8 Unit Apartment Bldg., Cash-Out REFI, 36 Mos. Term, 9 Mos. Guar. Int., \$69,000 Min. Inv., Los Angeles, CA 90039

2345 Duane Street Los Angeles CA 90039 United States



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Overview

751 FICO successful real investor is seeking a 1st TD business purpose cash-out refinance loan on this 8 unit, non-owner occupied, apartment building in Los Angeles, Los Angeles County, CA. Funds from our loan will be used to pay off a small, current \$140k 1st TD and the balance of the funds will be used for interior and exterior upgrades to subject investment property.

The subject property is a 2 story, 8 unit apartment building with 6,830 SF of net rentable living space on a 7,505 SF lot in Los Angeles, CA. The subject property consists of 6 units with 2 BED / 1.5 BATH and 2 units with 1 BED / 1 BATH. The subject property is full occupied, earning \$11,393.44 per month in collective rent. The subject property features a gated entrance tenant parking. The subject property is very well located a few blocks from Silver Lake, just west of the Glendale FWY and 5 FWY and near Griffith Park, Dodger's Stadium and is centrally located close to several restaurants, schools, shopping and transportation.

Exit strategy from our loan is a conventional refinance.

This loan is 29.61% LTV on a recent appraised value of \$2,330,000. Loan structure features 9 months guaranteed interest, yielding a 6.00% annualized return. Minimum investment is \$69,000 or 10%.

What we like about this Trust Deed opportunity:

- 1. Fully Occupied Apartment Building in desirable Silver Lake Neighborhood
- 2. 751 FICO Borrower
- 3. 29.61% LTV
- 4. 9 months guaranteed interest
- 5. Current total monthly rental income: \$11,393.44

Possible concerns:

1. Borrowers would like to close as soon 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

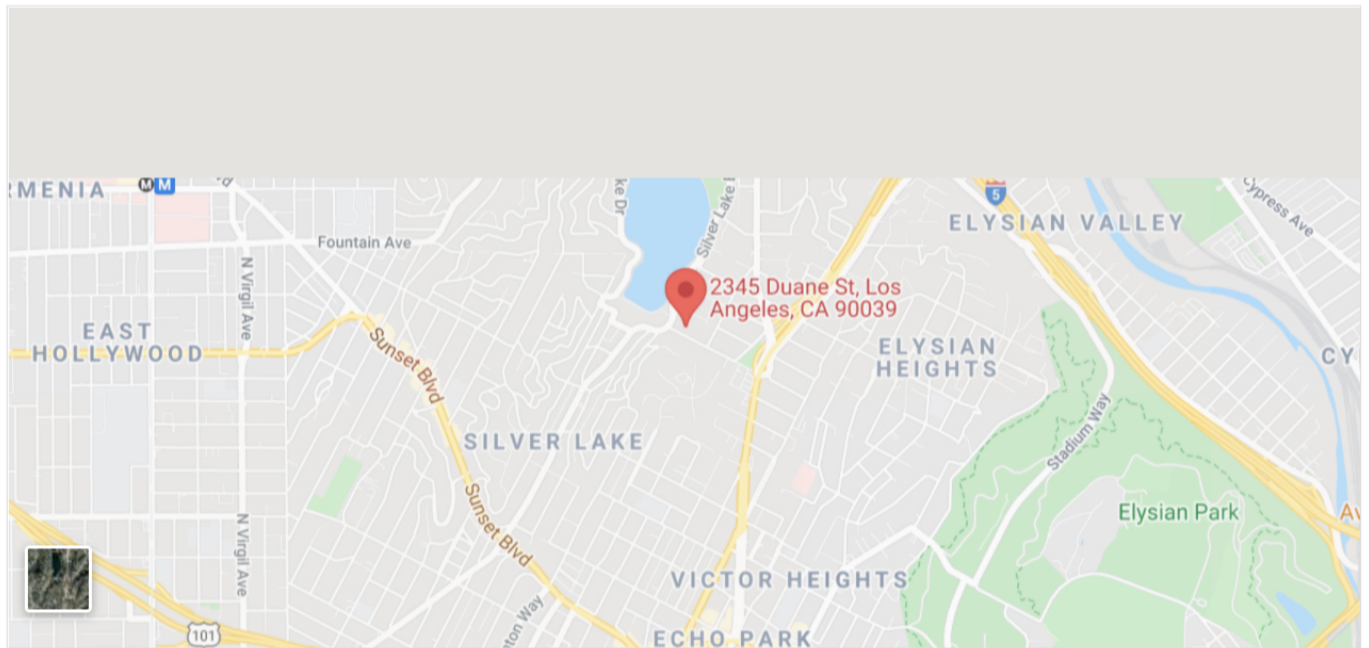
1. Offering Type: Debt
2. Investor Yield: 6.00%
3. Minimum Raise Amount: \$690,000
4. Minimum Investment Amount: \$69,000
5. Loan amount (\$): \$690,000
6. Lien position: 1st TD
7. Borrower Credit Score: 751.0
8. LTV/CLTV: 29.61%
9. Deal Type: Cash-Out Refinance
10. Loan Term Length: 36
11. Property Condition: Minor Rehab
12. Lien Position: 1st TD
13. Loan Type: Business Purpose Cash-Out Refi
14. Loan Amount: \$690,000
15. LTV on BPO Value: 29.61%
16. Fractional Interests (10): \$69,000 or 10.00%
17. Lender Rate: 6.00%
18. Monthly Payment to Lender: \$3,450.00
19. Amortization/Term: Interest Only / 36 Mos
20. Gross Protective Equity over Appraised Value: \$1,640,000
21. Guaranteed Interest: 9 months
22. Rental Income: \$11,393.44
23. Borrower Credit: 751
24. Exit Strategy: Conventional Refinance

Property

1. Property Type: Multi-Family 8 Unit
2. APN: 5422-001-009

3. Appraised Value: \$2,330,000
4. Net Rentable SF: 6,830
5. Appraised Value/SF: \$341.14
6. Lot Size: 7,505 SF
7. Total Units: 8
8. Total Bedrooms: 10
9. Total Bathrooms: 9
10. Stories: 2
11. Garage: gated attached
12. Exterior Wall: Stucco
13. Year Built: 1965
14. Architectural Style: Contemporary
15. Occupancy: Non-owner Occ.
16. County: Los Angeles
17. Zoning: R-3 Multi Family Residential
18. Est. Closing Date: May 19, 2021

Please see overview above.



Photos



FrontView



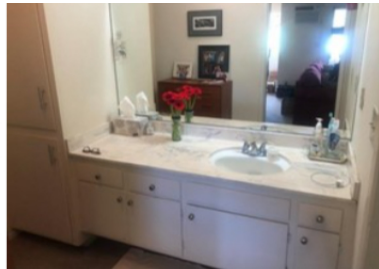
Parking



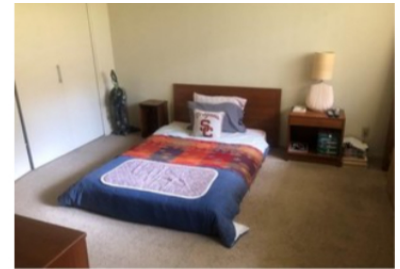
Interior 1



Kitchen 1



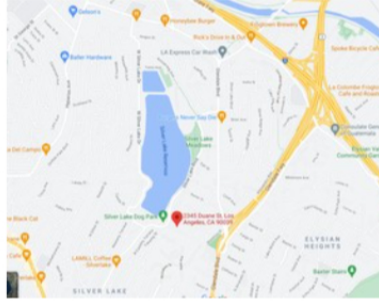
Interior Bathroom 1



Interior 2



StreetView



google map



Aerial Map