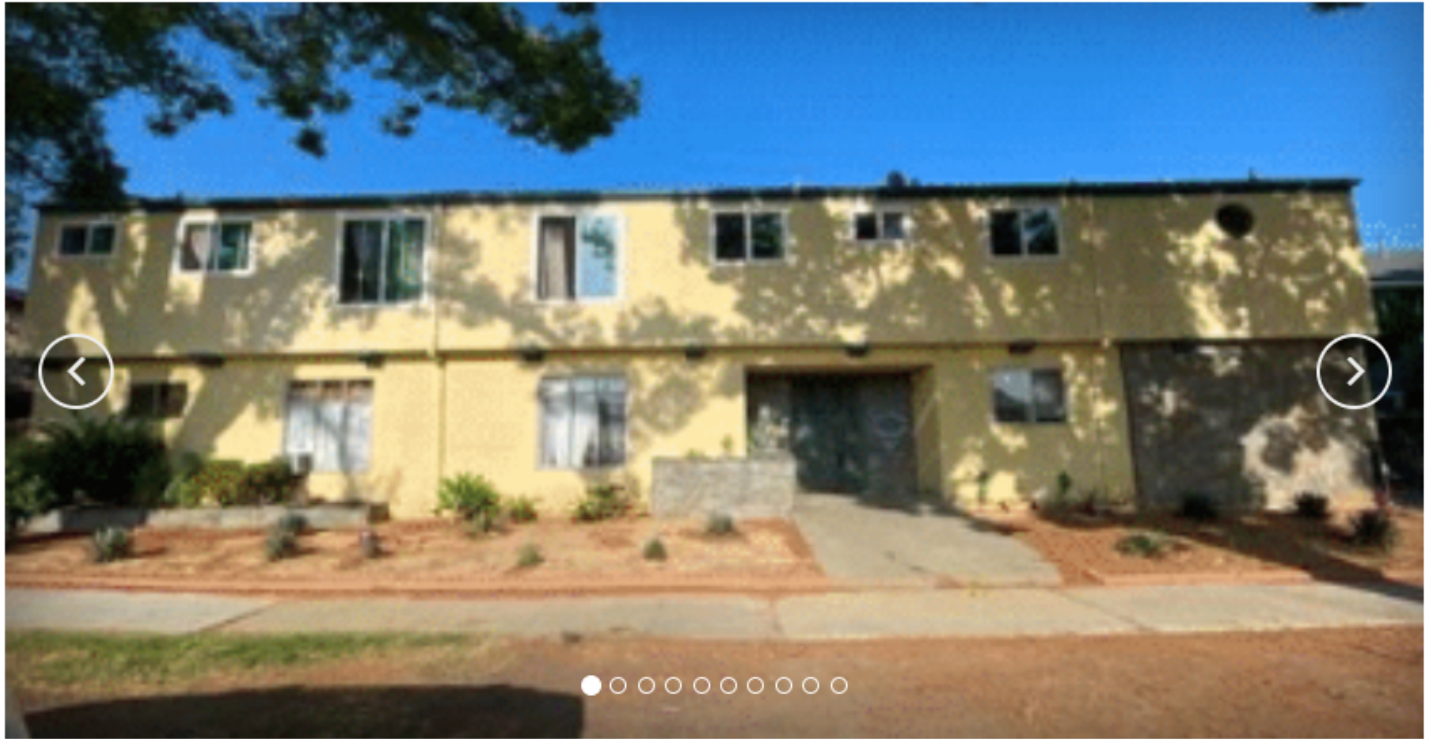


\$133,250 1st TD @ 7.50%, 65.00% LTV Purchase Price, NOO, Condo, Purchase, 36 Mos. Term, 6 Mos. Guar. Int., \$66,625 Min. Inv., Santa Ana, CA 92701

611 S. Orange Avenue Santa Ana CA 92701 United States



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

Overview

Successful, current MVI borrower and real estate investor is seeking a 1st TD loan to purchase this non-owner occupied, Condo investment property in Santa Ana, Orange County, CA. Borrower is putting down approx. \$128k of their own money to the closing of this Purchase. Exit strategy is a conventional refinance.

The subject property is a traditional styled, single level Condo in a privately gated "Orange Gardens" community in well established neighborhood in Santa Ana. The subject property consists of 756 SF of total rentable living space with 3 total rooms, 1 Bed / 1 Bath. The subject property is well located west of the 5 FWY & 55 FWY intersect, near many schools, shopping centers, parks, restaurants, banks, and medical offices.

Exit strategy from our loan is a conventional loan. This loan is 65.00% LTV on the purchase price of \$205,000. Recent BPO value at \$200,000. Loan structure features 6 months guaranteed interest, yielding a 7.50% annualized return. Minimum investment is \$66,625 or 25%.

What we like about this Trust Deed opportunity:

1. Existing MVI borrower and experienced Real Estate Investor
2. Private, gated community in Santa Ana
3. Borrower has approx. \$128k "skin in the game"
4. SFR Investment Property
5. 65.00% LTV on Purchase

6. FICO 674

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

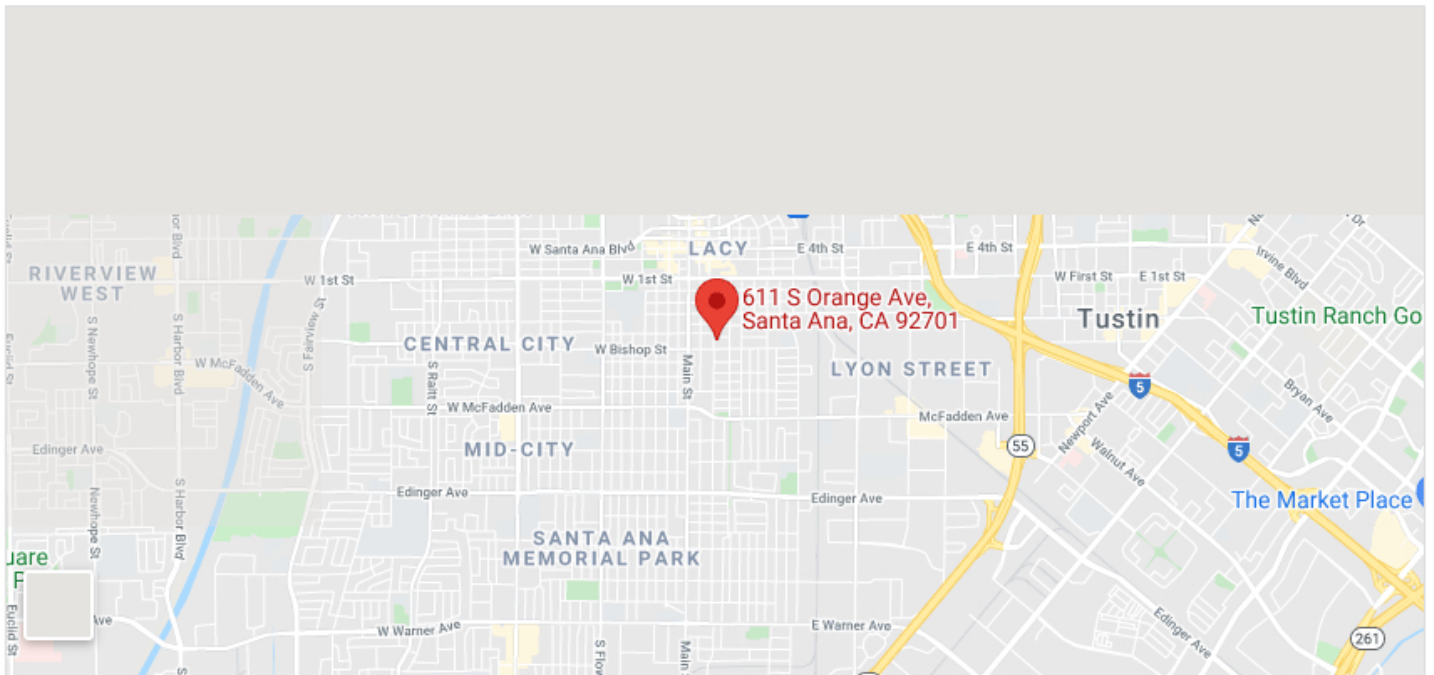
Financial

1. Offering Type: Debt
2. Investor Yield: 7.50%
3. Minimum Raise Amount: \$133,250
4. Minimum Investment Amount: \$66,625
5. Loan amount (\$): \$133,250
6. Lien position: 1st TD
7. Borrower Credit Score: 674.0
8. LTV/CLTV: 65.0%
9. Deal Type: Purchase
10. Loan Term Length: 36
11. Property Condition: No Rehab
12. Lien Position: 1st TD
13. Loan Type: Purchase
14. Purchase Price: \$205,000
15. Loan Amount: \$133,250
16. LTV on Purchase Price: 65.00%
17. Fractional Interests (10): \$66,625 or 50.00%
18. Lender Rate: 7.50%
19. Monthly Payment to Lender: \$832.81
20. Amortization/Term: Interest Only / 36 Mos
21. Gross Protective Equity over Purchase Value: \$71,750
22. Guaranteed Interest: 6 Months
23. Borrower Credit: 674
24. Exit Strategy: Conventional Loan

Property

1. Property Type: Condo
2. Purchase Price: \$205,000
3. SFR Rentable SF: 756
4. Total Bedrooms: 1
5. Total Bath: 1
6. Stories: 1
7. Garage: 1 car detached
8. Exterior Wall: Stucco, Wood
9. Year Built: 1957
10. Architectural Style: Traditional
11. Occupancy: Non-owner Occ.
12. County: Orange
13. Zoning: Residential

Please see overview above.



Photos



frontview 2



complex courtyard



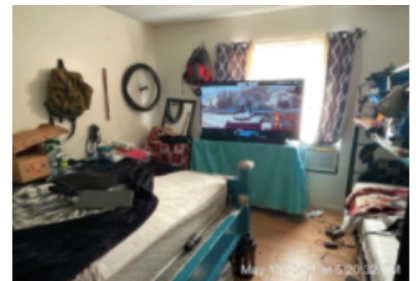
address close up



StreetView



dining area



bedroom



bathroom



front view



Google Map



Aerial Map

Documents

[Valencia_-_Escrow_Package.pdf](#) (pdf, 364KB)

[Valencia_-_Preliminary_Report.pdf](#) (pdf, 375KB)

[Valencia_-_Property_Profile.pdf](#) (pdf, 180KB)

[Valencia_-_Purchase_Agreement.pdf](#) (pdf, 1020KB)

[Valencia_-_BPO_-_200k.pdf](#) (pdf, 5337KB)