

\$1,500,000 1st TD @ 9.00%, 60.00% LTV on ARV, Multi-Family, Construction, 24 Mos. Term, \$649k Funds Control, 6 Mos. Guar. Int., 2 Mos. Prepaid Int., \$75,000 Min, Pico Rivera, CA, 90660

9056 Burma Road Pico Rivera CA 90660 United States



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Overview

779 credit score borrower, real estate investor and developer will be using these loan proceeds to 1) payoff and existing 1st mortgage and 2) for ground up construction to develop a 4-unit condo project in the City of Pico Rivera

The subject property, after construction, will be a 4-unit condominium complex and will consist of a total of 6,000 square feet on a 10,630 acre lot. The two of the condo units will be 1,450 square feet and 2 of the units will be 1,550 square feet. Each unit will consist of 3 bedrooms/2 bathrooms. All units will have wood flooring throughout, granite counter tops, fire sprinkler systems, washer and dryer units, central air and heat, and 2 car garages. The subject property is located just east of the 5 Fwy and west of 605 Fwy and is near shopping, entertainment and easy freeway access.

The exit strategy for this loan is a conventional refinance after complete of the project and to keep the property as in investment property. Borrower's skin in the game is the purchase of the lot, payments for permits/entitlements and the borrower is bringing in approximately \$100K cash to close.

The entire Construction Budget of \$649,000 will be held in Funds Control. This loan has a 60.00% LTV on the After Completion Value of \$2.5 Million. Loan features 6 months guaranteed interest, 2 months prepaid interest, yielding a 9.00% annual return..

What we like about this Trust Deed opportunity:

- 1. 799 credit score borrowers
- 2. Experienced real estate developers
- 3. Non-Owner Occupied investment property
- 4. 60% LTV and 59% Net LTV on ARV
- 5. \$649k in Funds Control
- 6. 6 months Guaranteed Interest

Possible concerns:

- 1. Borrower 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

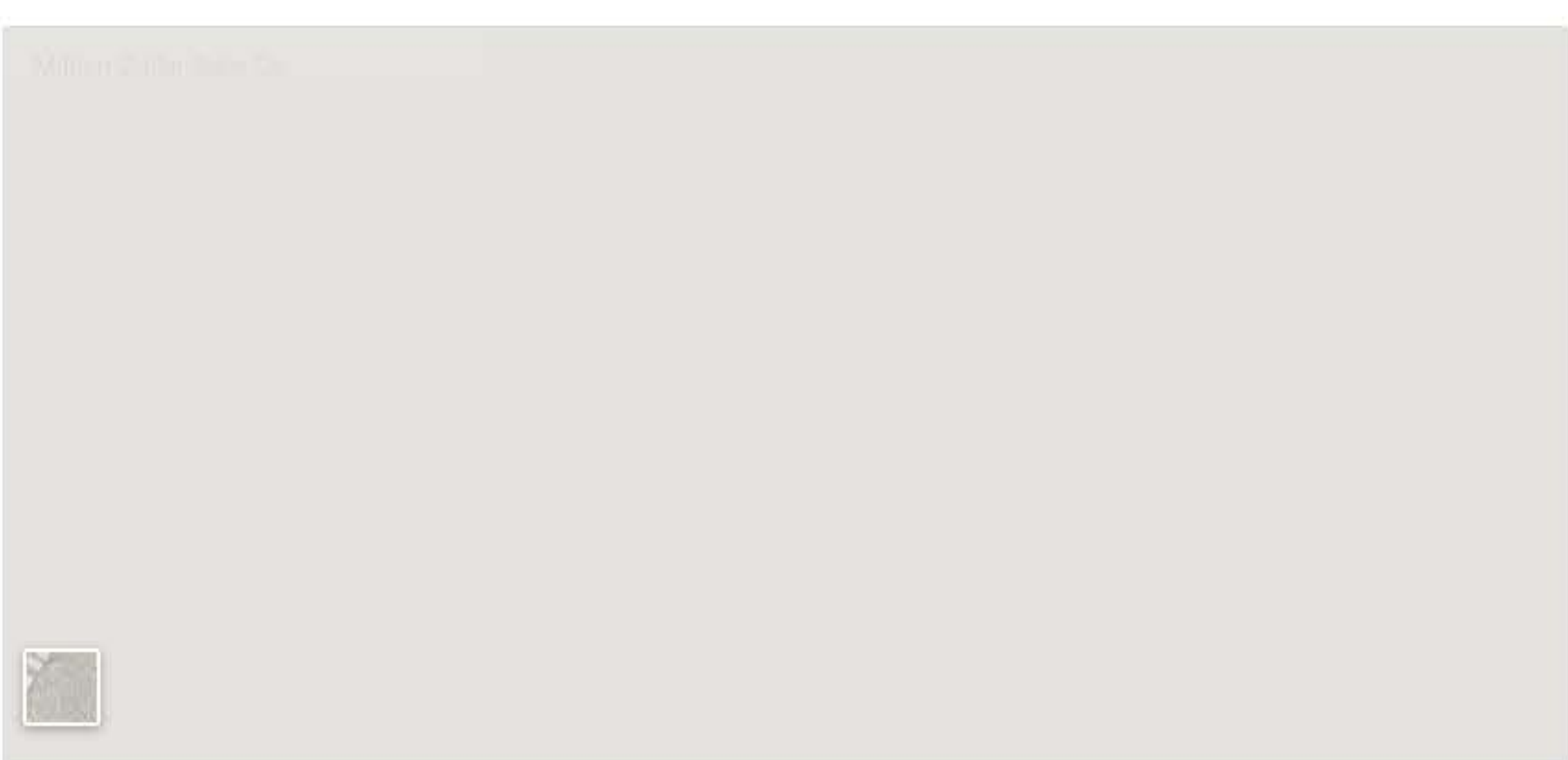
Financial

- 1. Offering Type: Debt
- 2. Investor Yield: 9.00%
- 3. Minimum Raise Amount: \$1,500,000
- 4. Minimum Investment Amount: \$75,000
- 5. Loan amount (\$): \$1,500,000
- 6. Lien position: 1st TD
- 7. Borrower Credit Score: 799.0
- 8. LTV/CLTV: 60.0%
- 9. Deal Type: Construction
- 10. Loan Term Length: 24
- 11. Property Condition: Ground Up Construction
- 12. Lien Position: 1st TD
- 13. Loan Type: Business Purpose - Construction
- 14. Loan Amount: \$1,500,000
- 15. LTV on Appraised After Repair Value (ARV) Value: 60.00%
- 16. Net CLTV on Appraised ARV Value : 59.00%
- 17. Fractional Interests (10): \$75,000 or 20%
- 18. Lender Rate: 9.00%
- 19. Monthly Payment to Lender: \$11,250.00
- 20. Amortization/Term: Interest Only / 24 Months
- 21. Gross Protective Equity over Appraised Value: \$1,000,000
- 22. Guaranteed Interest: 6 Months
- 23. Prepaid Interest: 2 Months
- 24. Borrower Credit: 799
- 25. Construction Budget: \$649,000
- 26. Funds Control: \$649,000
- 27. Exit Strategy: Conventional Refinance of Property after construction

Property

- 1. Property Type: Mult-Family
- 2. Appraised ARV Value: \$1,500,000
- 3. Home sqft: 6,000
- 4. Appraised Value/sqft: \$416.67
- 5. Lot Size sqft: 10,630 or .24 acres
- 6. Total Rooms: 24
- 7. Bedrooms: 12
- 8. Bathrooms: 8
- 9. Stories: 2
- 10. Garage: 2-car attached garage to each unit
- 11. Architectural Style: Contemporary
- 12. Exterior Wall: Stucco
- 13. Year Built: 2021
- 14. Occupancy: Non-Owner Occ.
- 15. County: Los Angeles
- 16. Zoning: Residential
- 17. APN: 6381-017-005
- 18. Est. Closing Date: 06/16/2021

Please see above description.



Photos



Rendering of Project



Front of Existing Lot



Front of Existing Lot Pic 2



Back of Existing Lot



Street View



Street View Pic 2