

# \$200,000 2nd TD @ 8.25%, 15.89% CLTV, 22 Unit Multi-Family, Business Purpose Cash-Out, 24 Mos. Term, \$50,000 Min. Inv., 6 Mos. Guar. Int., Anaheim, CA 92804

227 S. Canoga Place Anaheim CA 92804 United States



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## Overview

710 & 692 FICO successful real estate investors and existing, current Mortgage Vintage borrowers are seeking a business purpose cash-out 2nd TD on this NOO, 100% Rented, 22 Unit Multi-Family Residential building in Anaheim, CA. The funds from our loan will be used as a down payment on a 4-Plex real estate acquisition also in Anaheim, CA. Borrowers existing, current 1st TD is 650k and held by Mortgage Vintage Inc.

The subject property is a two story, garden style, Multi-Family residential building known as "Cypress Meadows Apartments", it is a well maintained 22-unit apartment community located in a strong rental market of Anaheim, California. The subject property sits on a 31,950 square foot lot with 16,700 SF of rentable space.

All units are separately metered for gas and electricity. The subject property features ample on-site parking (including 29 enclosed garages and spaces), on-site, building owned laundry facility, community pool, BBQ/picnic area, gated/secured apartment community and yards/patios. The property has easy access to 91 & 5 FWY, major retail, job centers and schools.

Current total monthly rent & laundry fees earned on property is \$36,850.

This is a 15.89% CLTV based on an 2019 appraised value of \$5,350,000 when borrowers purchased property "Free & Clear" using 1031 exchange funds after selling their Hotel in Arizona.

Loan structure features 6 months Guaranteed Interest. Minimum investment for this Trust Deed is \$50,000 or 25.00% fractional interest at a 8.25% annualized yield return. Exit strategy will be a conventional refinance.

What we like about this Trust Deed opportunity:

1. Successful Mortgage Vintage borrowers
2. 15.89% CLTV
3. Experienced Real Estate Investors
4. 710 & 692 FICO
5. In Demand Rental Location
6. 6 months Guaranteed Interest
7. 8.25% investor yield

Possible concerns:

1. Borrower would like to close quickly

## 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

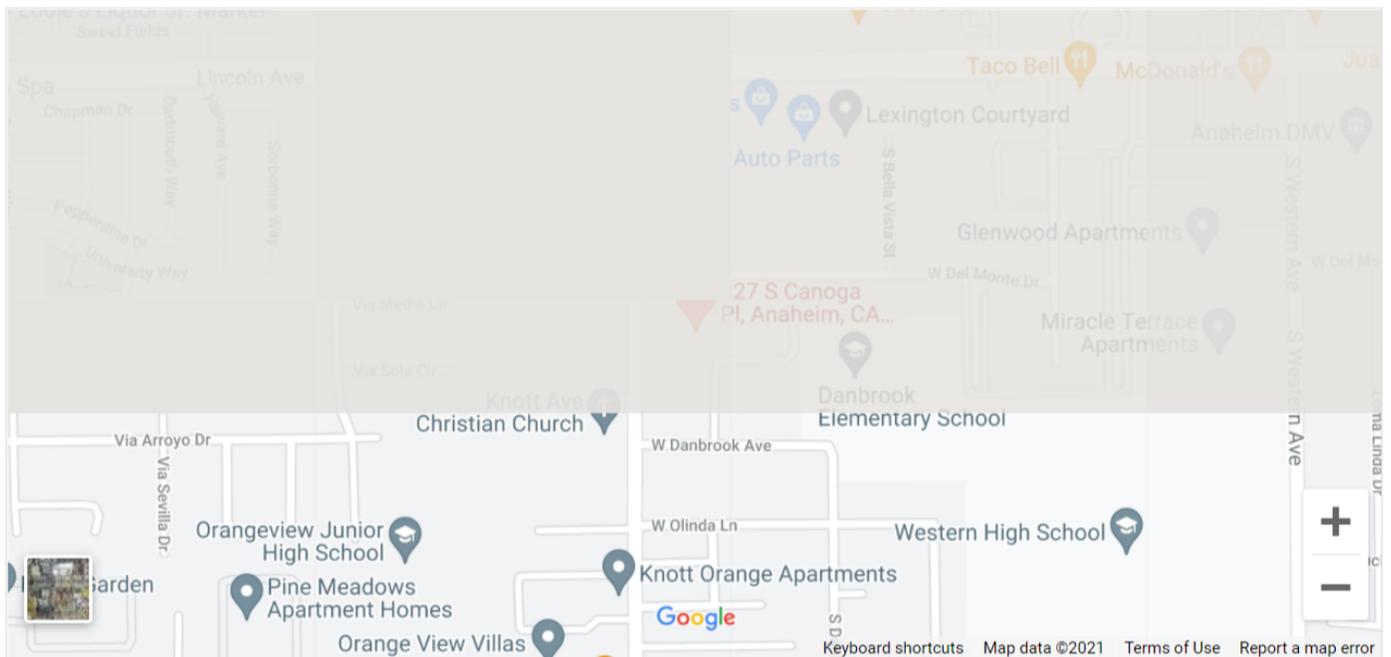
1. Offering Type: Debt
2. Investor Yield: 8.25%
3. Minimum Raise Amount: \$200,000
4. Minimum Investment Amount: \$50,000
5. Loan amount (\$): \$200,000
6. Lien position: 2nd TD
7. Borrower Credit Score: 710.0
8. LTV/CLTV: 15.89%
9. Deal Type: Cash Out
10. Loan Term Length: 24
11. Property Condition: No Rehab
12. Lien Position: 2nd TD
13. Loan Type: Business Purpose Cash-Out
14. Loan Amount: \$200,000
15. CLTV on Appraised Amount: 15.89%
16. Fractional Interests (4): \$65,000 or 10%
17. Lender Rate: 8.25%
18. Monthly Payment to Lender: \$1,375.00
19. Amortization/Term: Interest Only / 24 Months
20. Gross Protective Equity: \$4,500,000
21. Guaranteed Interest: 6 Months
22. Borrower Credit: 710 & 692

## 23. Exit Strategy: Conventional Refinance

### Property

1. Property Type: Multi Family Residential
2. Appraised Value: \$5,350,000
3. Gross Living Area: 16,700 SF
4. Appraised Value/SF: \$320.36
5. Lot Size: 31,950 SF or .73 acres
6. Total Apartment Units: 22
7. Occupancy %: 100% Occupied
8. Stories: 2
9. Attached Parking: 29
10. Year Built: 1963
11. Architectural Style: Garden Style, Walk In
12. Occupancy: Non-Owner
13. County: Greater Orange County
14. Zoning: RM-4 Multi-Family Residential
15. APN: 135-331-17
16. Est. Closing Date: June 29, 2021

See Prior Description



### Photos



Top Aerial



Aerial Back



Front View



Pool



Property 6



Property 5



Property 2



Property 1



Property 4



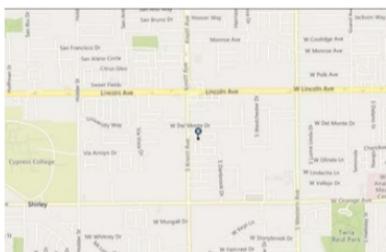
Property 3



Gomez Area Map



Satellite photo



Gomez Google Map