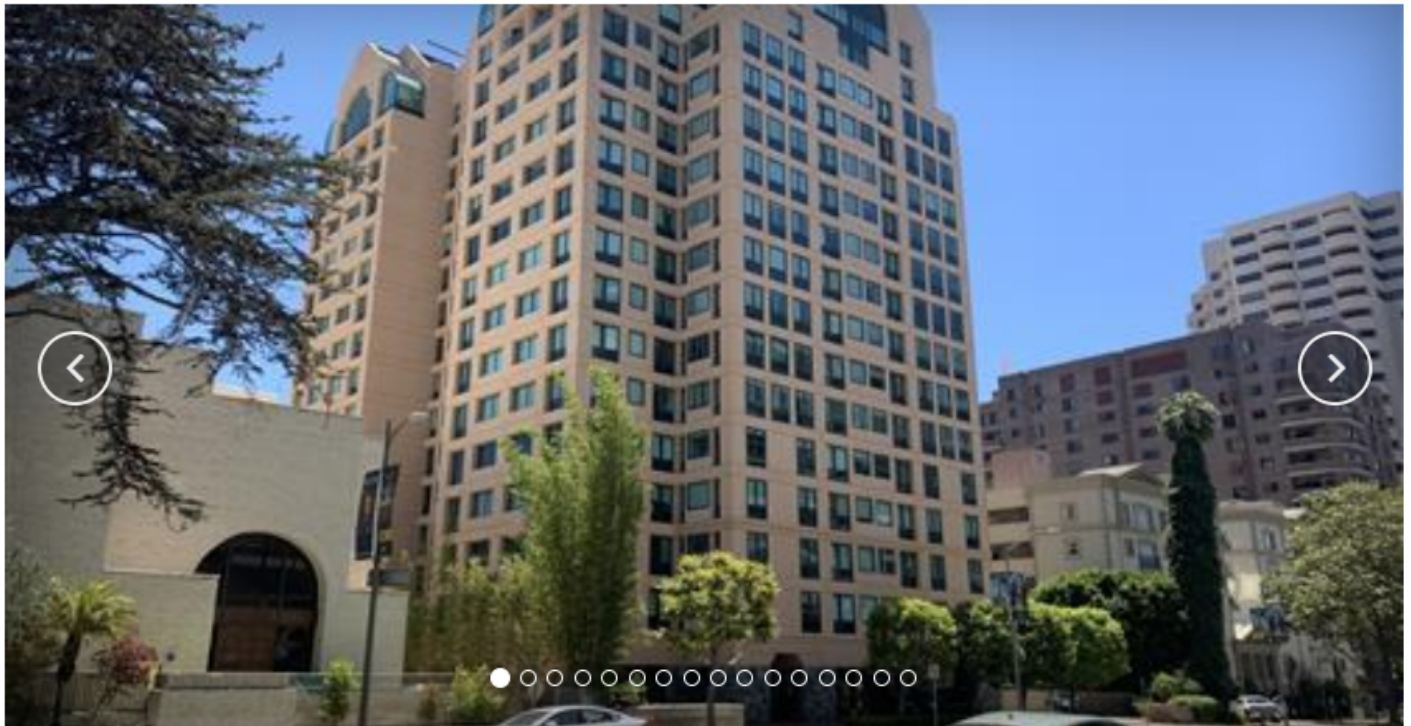


# \$283,000 2nd TD @ 9.00%, 65.00% CLTV, Condo, Business Purpose Cash-Out, OO, 12 Mos. Term, \$35,375 Min. Inv., 6 Mos. Guar. Int., 3 Mos. Prepaid Int., Los Angeles, CA 90024

10520 Wilshire Blvd Los Angeles CA 90024 United States



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

## Overview

708 FICO successful business owner is seeking a business purpose cash-out 2nd TD on this owner-occupied, luxurious high-rise condominium on Wilshire Blvd. in Los Angeles, CA. Funds from our loan will be used to meet the booming demand for borrower's government sponsored COVID testing and vaccination program for uninsured individuals. Borrower's existing 354k 1st TD is current in good standing. Exit strategy is to pay off our new 2nd TD from business proceeds.

The subject property is a contemporary style condo in the luxury, high-end "Dorchester" building on Wilshire Blvd. The subject property has expansive city views of the Wilshire corridor and features a 24 hour valet, doorman, concierge, pool, spa and fitness center. The subject property has 1404 SF of living space, 5 total rooms, with 2 Bed / 2 Bath and a 2 car detached garage. The subject property is very well located next to Beverly Hills, Bel Air, UCLA, Westwood, many high-end retail stores, restaurants and just off the 405 fwy.

This is a 65.00% CLTV based on a recent BPO value of \$980,000. Loan structure features 6 months Guaranteed Interest and 3 months Prepaid. Minimum investment for this Trust Deed is \$35,375 or 12.50% fractional interest at a 9.00% annualized yield return for a 12 mo. term.

What we like about this Trust Deed opportunity:

1. Highly desirable "Wilshire Blvd Corridor" neighborhood
2. 708 FICO
3. 9.00% investor yield
4. 6 months Guaranteed Interest

### 5. 3 months Prepaid Interest

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**



**Ms. Nicole Smith**

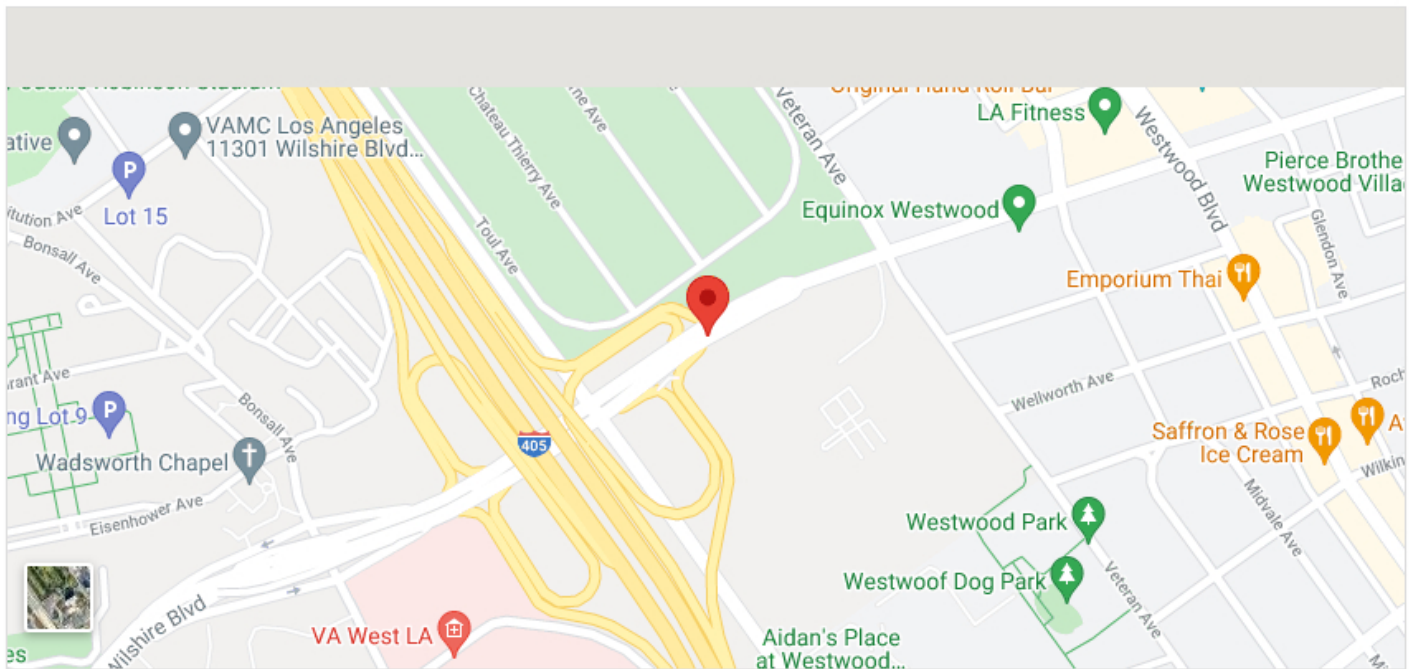
## Financial

1. Offering Type: Debt
2. Investor Yield: 9.00%
3. Minimum Raise Amount: \$283,000
4. Minimum Investment Amount: \$35,375
5. Loan amount (\$): \$283,000
6. Lien position: 2nd TD
7. Borrower Credit Score: 708.0
8. LTV/CLTV: 65.0%
9. Deal Type: Cash Out
10. Loan Term Length: 12
11. Property Condition: No Rehab
12. Lien Position: 2nd TD
13. Loan Type: Business Purpose Cash-Out
14. 1st Trust Deed Amount: \$354,000
15. New 2nd Trust Deed Loan Amount: \$283,000
16. Combined Loan Amount: \$637,000
17. CLTV on BPO Amount: 65.00%
18. Fractional Interests (8): \$35,375 or 12.50%
19. Lender Rate: 9.00%
20. Monthly Payment to Lender: \$2,122.50
21. Amortization/Term: Interest Only / 12 Months
22. Gross Protective Equity: \$343,000
23. Guaranteed Interest: 6 Months
24. Prepaid Interest : 3 Months
25. Borrower Credit: 708
26. Exit Strategy: Business Proceeds

## Property

1. Property Type: Condo
2. BPO Value: \$980,000
3. Gross Living Area: 1,404 SF
4. BPO Value/SF: \$698.01
5. Occupancy %: Owner Occupied
6. Detached Parking: 2
7. Year Built: 1989
8. Architectural Style: Contemporary
9. County: Los Angeles
10. Zoning: R1 Residential
11. Est. Closing Date: July 19, 2021

See Prior Description



## Photos



frontview



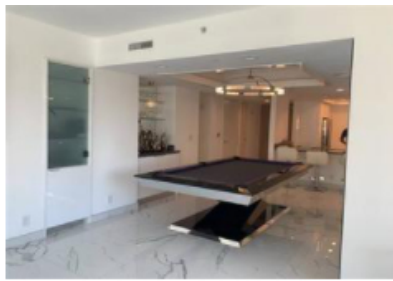
cityviews



Dorchester



living room 3



pool table 2



kitchen



bedroom 3



bathroom 1



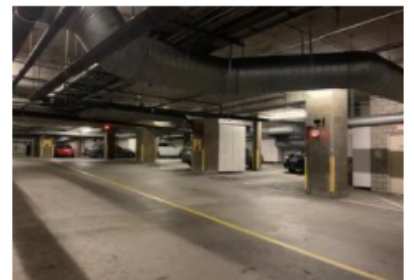
master bath



bedroom 2



bathroom 2



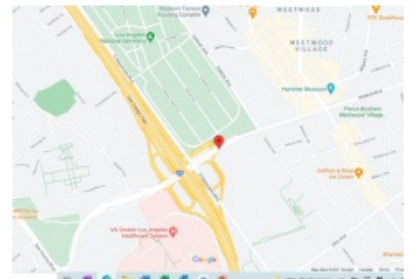
garage



sideview 2



streetview 2




Google Map



Aerial Map

## Documents

 Parwatikar\_-\_Preliminary\_Report.pdf (pdf, 330KB)

 Parwatikar\_-\_Property\_Profile.pdf (pdf, 1616KB)

 Parwatikar\_-\_BPO\_-\_980k.pdf (pdf, 4942KB)