

# \$465,500 1st TD Cash-Out Refi @ 12.00%, 35.00% LTV, Land, 24 Mos. Term, 6 Mos. Guar., 6 Mos. Prepaid, \$46,500 Min. Inv., Escondido and Lake Elsinore, CA

15736 Highland Valley Road Escondido CA 92025 United States



Overview Management Financial Property Map Photos Documents Questions

## Overview

Successful, existing Mortgage Vintage Inc. borrowers, experienced real estate investors and business owners are seeking a 1st TD loan on a non-owner occupied orchard property in Escondido in the Highland Valley wine region in San Diego County, CA + one vacant land lot in Lake Elsinore, Riverside County, CA. The funds from the loan will be used to consolidate and refinance borrowers' existing and current \$330k 1st mortgage on the Escondido property and \$75k 1st mortgage on the vacant lot in Lake Elsinore. The remaining cash out funds will be applied towards architectural plans and permits.

The Escondido subject property consists of 9.86 acres located in the popular Highland Valley wine region of San Diego County, CA. This subject property is currently an orchard, consisting of est. 2,000 producing avocado trees. Borrowers plan to clear out half of the avocado orchard and build a venue + restaurant for wedding and corporate events. This subject property is very well located adjacent to "Cordiano Winery", and other nearby vineyards/wineries, restaurants, close to the San Diego Zoo and other San Diego tourist attractions. Borrowers have successfully owned and operated restaurants/catering companies for 21 years.

The other subject property consists of 2.44 acre lot in Lake Elsinore, Riverside County, CA. The subject property is very well located next to a Costco, Walmart and the "Outlets at Lake Elsinore". Borrowers plans to develop Single Family Residence rental homes on this vacant lot. Subject lot is surrounded by existing single family residences, near many schools, shopping, restaurants, parks and Lake Elsinore Lake activities.

Exit strategy from this loan is to payoff loan from the proceeds of a sale of another investment property.

This loan is 35.00% LTV on recent combined appraised value of \$1,330,000. The Escondido orchard property appraised value \$925k; the Lake Elsinore vacant lot appraised value \$405k. Loan structure features 6 months guaranteed interest and 6 months prepaid interest, yielding a 12.00% annualized return. Minimum investment is \$46,550 or 10.00%.

What we like about this Trust Deed opportunity:

1. Successful Mortgage Vintage Borrower
2. Experienced Real Estate Investor
3. 12.00% Investor Yield
4. 35.00% LTV
5. 6 months prepaid interest
6. 6 months guaranteed interest
7. 690 & 653 FICO

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



Ms. Nicole Smith

## Financial

1. Offering Type: Debt
2. Investor Yield: 12.00%
3. Minimum Raise Amount: \$465,500
4. Minimum Investment Amount: \$46,550
5. Loan amount (\$): \$465,000
6. Lien position: 1st TD
7. Borrower Credit Score: 690.0
8. LTV/CLTV: 35.0%
9. Deal Type: Cash-Out Refinance
10. Loan Term Length: 24
11. Property Condition: No Rehab
12. Lien Position: 1st TD
13. Loan Type: Refinance
14. Loan Amount: \$465,500
15. LTV on Appraised Value: 35.00%
16. Fractional Interests (10): \$46,550 or 10%
17. Lender Rate: 12.00%
18. Monthly Payment to Lender: \$4,655
19. Amortization/Term: Interest Only / 24 Months
20. Gross Protective Equity over Appraised Value: \$864,500
21. Guaranteed Interest: 6 Months
22. Prepaid Interest: 6 Months
23. Borrower Credit: 690 & 653
24. Exit Strategy: Payoff from Sale of other Property

## Property

1. Property Type: Land
2. Combined Appraised Value: \$1,330,000
3. Lot Size SF: 9.86 Acre Lot in Escondido; 2.3 Acre in Lake Elsinore
4. Occupancy: Non-Owner Occ.
5. County: San Diego (Escondido property) and Riverside (Lake Elsinore property)
6. Zoning: Agriculture + Residential
7. APN: APN: 276-150-04-00 (Escondido); APN: 347-170-014 (Lake Elsinore)
8. Est. Closing Date: 06/22/2021

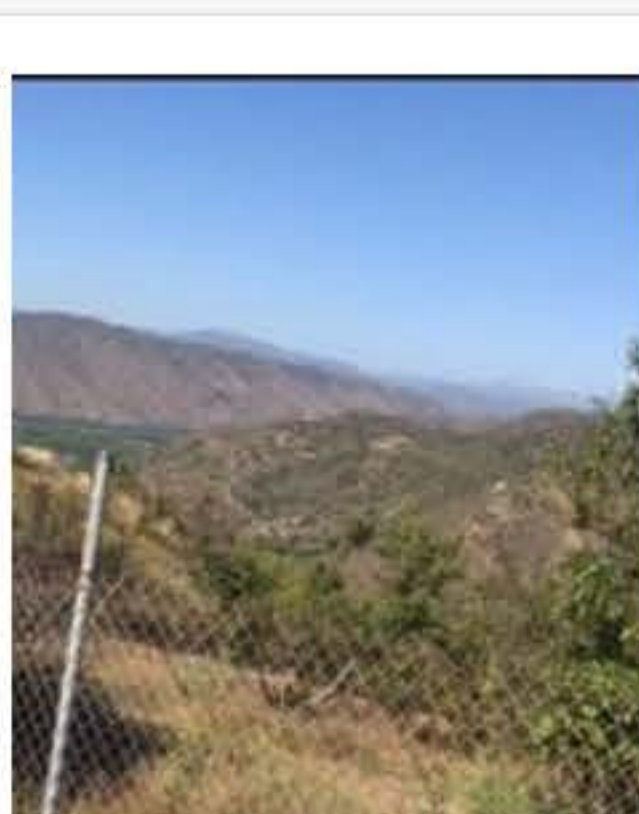
See description above.



## Photos



Streetview



Escondido FrontView



Orchard Property Google Map



Aerial View 2



Aerial Vineyard Map



frontview eucalyptus 2



2



Eucalyptus Aerial



2