21457 Elmwood Street Perris CA 92570 United States



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Financial

Property

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Questions

# Successful Mortgage Vintage borrower and real estate investor is seeking a business purpose 2nd TD to cash-out to

Overview

property. The subject property is on a large 41,382 (.95 acre) lot. Currently there is a manufactured home on permanent foundation that is 1,786 SF and has 4 BR/2 BA. The home was recently renovated in 2020. The ADU, once

be used to complete the construction an ADU unit being built over a 2 car garage on the lot of an existing investment

completed, will be 1,200 sq with 3BR/2 BA. The ADU is built on top of a two car garage, however, there is also other ample parking on the large lot. The subject features mountain views and is situated near schools, shopping, and restaurants. Current monthly rental income is \$3,350. This is a 65.00% CLTV on the BPO value of \$541,000. Loan structure features 6 months' guaranteed interest, \$50,000 in funds control, and 10.00% annualized return. Minimum investment is \$35,000 or 50%.

1. Non-Owner Occupied 2. 65.00% CLTV

4. 10.00% annualized return

What we like about this Trust Deed opportunity:

- 5. 6 months Guaranteed Interest
- 6. \$50,000 Funds Control

3 55 74% Net CLTV

- Possible concerns: 1. Borrower needs to close as soon as possible

Management

President and Founder, of Mortgage Vintage, Inc. and CrowdTrustDeed. Mortgage Vintage, Inc. is a fast and

# 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.

professional direct lender specializing in bridge loans for real estate investors and business purpose borrowers

Mr. Sandy MacDougall CTD



#### Offering Type: Debt Investor Yield: 10.00%

3. Minimum Raise Amount: \$70,000

## 4. Minimum Investment Amount: \$35,000 5. Loan amount (\$): \$70,000

- 6. Lien position: 1st TD Borrower Credit Score: 642.0
- 8. LTV/CLTV: 65.0%
- 10. Loan Term Length: 18 11. Property Condition: Minor Rehab

9. Deal Type: ADU Construction

- 12. Lien Position: 2nd TD 13. Loan Type: Business Purpose Cash-Out Refi
- 14. Loan Amount: \$70,000 15. Existing 1st TD Loan: \$281,000
- 16. Combined Loan Amount: \$351,000

17. CLTV on ARV Value: 65.00%

- 18. Net CLTV on ARV Value: 55.74% 19. Fractional Interests (2): \$35,000 or 50%
- 20. Lender Rate: 10.00% 21. Monthly Payment to Lender: \$583.33
- 22. Amortization/Term: Interest Only / 18 Months 23. Gross Protective Equity over BPO Value: \$189,000
- 24. Guaranteed Interest: 6 Months 25. Funds Control: \$50,000
- 26. Borrower Credit: 642 and 604 27. Exit Strategy: Conventional Refinance

### 7. Stories: 1 8. Garage: 2-car attached plus outdoor parking 9. Exterior Wall: Stucco

Property

11. Architectural Style: Traditional 12. Occupancy: Non-Owner Occ. 13. County: Riverside

10. Year Built: 2020 and 2021

1. Property Type: SFR

5. Bedrooms: 7

6. Bathrooms: 4

2. Appraised Value: \$540,000

3. Gross Living Area: 2,986 s.f.

4. Appraised Value/sqft: \$180.84

14. Zoning: Residential 15. APN: 318-150-030 16. Est. Closing Date: 06-28-2021

property.

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What we like about this Trust Deed opportunity:

Mead Valley Market

UpTown Market

Palm Lane Cogic

1. Non-Owner Occupied

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Mead Valley Feed

21457 Elmwood St.

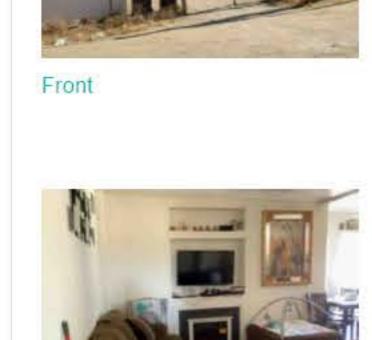
Mead Valley Library

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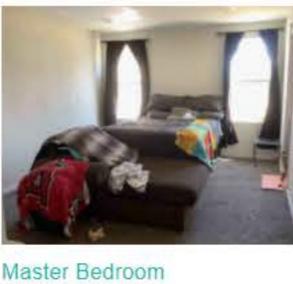


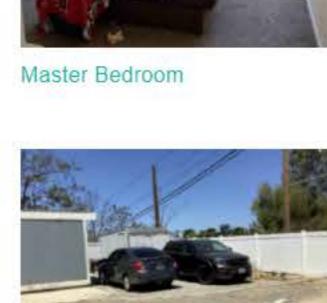


Living Room



Kitchen





Parking

Front Pic 2



Bedroom

Perris Valley Feed

Penske T

KOAH

Single Family Residence



SFR Pic 2



Rear

