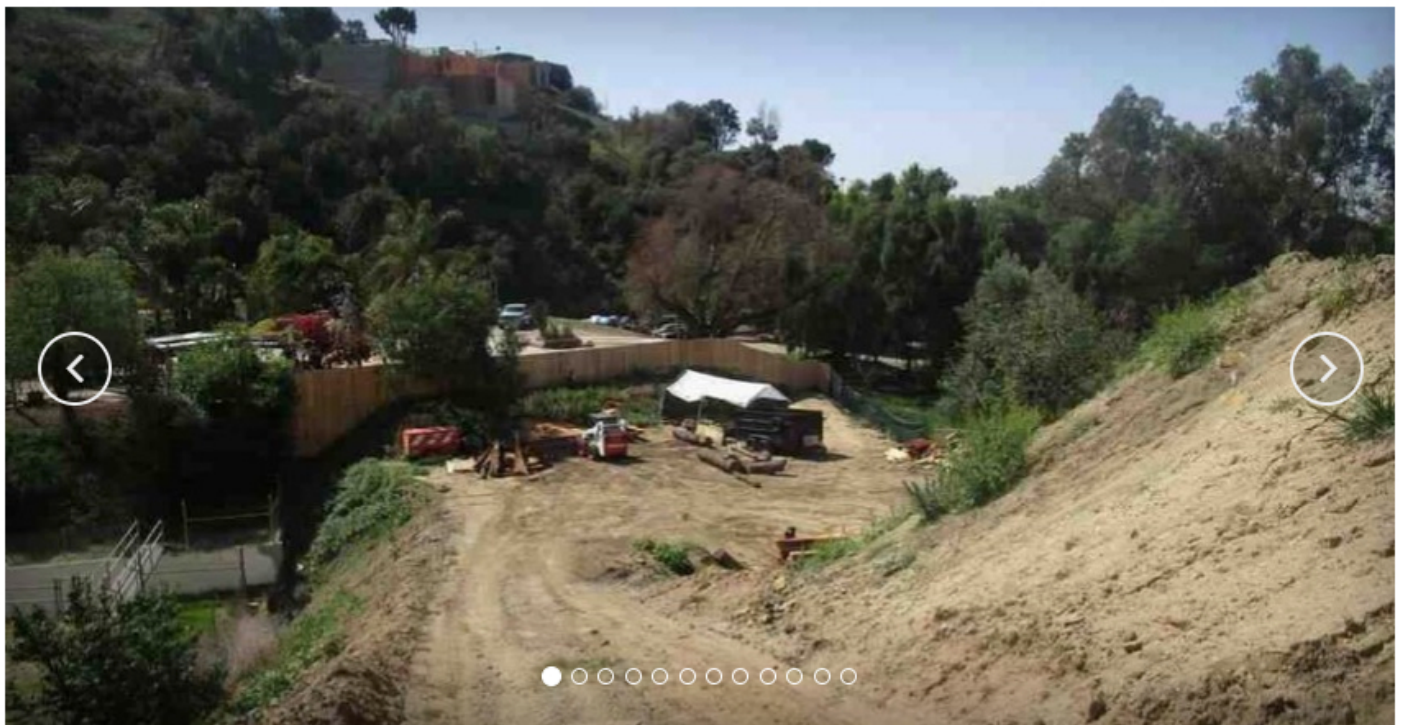


\$718,500 1st TD @ 11.00%, 55.27% LTV on ARV, NOO, Land, Construction, 18 Mos. Term, 6 Mos. Guar. Int., 3 Mos. Prepaid, \$71,850 Min. Inv., Whittier, CA 90601

13570 Turnbull Canyon Road Whittier CA 90601 United States



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

Overview

Experienced General Contractor and business owner is seeking a 1st TD construction loan on this permitted and entitled subject vacant lot property in Whittier, Los Angeles County, CA. The funds from our loan will be used to pay-off a small existing and current \$100k 1st TD and the remaining \$568k will be placed in Funds Control to build a new SFR. Borrower purchased land in 2019 for \$160k, its current estimated value is \$180k. Exit strategy is a conventional refinance after construction completion

The subject lot is 21,038 s.f and the proposed subject residential property consists of a single story ranch style home with a hillside view in a nice neighborhood of Whittier. The subject property fronts and backs with similar SFRs and sides with a similar SFR and a Water Basin. The new home construction SFR with will be 2,937 SF of living space. The new home will include 8 total rooms, 3 Bed / 3 Bath, Bonus Room and a 2 car garage. The new home will also feature a pool, spa, porch and patio. The subject property is well-located east of the 605 fwy and near main thoroughfare Whittier Blvd. The subject property is close to Whittier College, other local schools, shops and restaurants.

The exit strategy for this loan is a conventional refinance after completion of project and keep the property as an investment rental property. Borrower has had to pay medical bills for his daughter's cancer treatments that put him behind and impacted his credit. Borrower is a successful licensed General Contractor with multiple current engagements. Borrower's skin in the game is the lot, payments for permits/entitlements and the borrower is bringing in approx. \$15k cash to close.

The entire Construction Budget of \$568,000 will be held in Funds Control. An independent Cost Analysis was performed that verified viability of the Construction Budget. This loan is 55.27% LTV on a After Completion Value of

\$1.3 Million. Loan features 6 months guaranteed interest, 3 months prepaid, yielding a 11% annual return.

What we like about this Trust Deed opportunity:

1. Experienced General Contractor
2. Whittier Hillside Neighborhood
3. 11.00% annual investor yield
4. 6 months guaranteed interest
5. 3 months prepaid interest
6. 55.27% LTV on After Completion Value

Possible concerns:

1. Borrower would like to close as quickly as possible
2. Borrower Credit

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: 11.00%
3. Minimum Raise Amount: \$718,500
4. Minimum Investment Amount: \$71,850
5. Loan amount (\$): \$718,500
6. Lien position: 1st TD
7. Borrower Credit Score: 458.0
8. LTV/CLTV: 55.27%
9. Deal Type: Construction
10. Loan Term Length: 18
11. Property Condition: Ground Up Construction
12. Lien Position: 1st TD
13. Loan Type: Construction Loan
14. Loan Amount: \$718,500
15. Funds Control : \$568,000
16. LTV on After Completion Value: 55.27%
17. Fractional Interests (10): \$71,850 or 10.00%
18. Lender Rate: 10.00%

- 19. Monthly Payment to Lender: \$6,586.25
- 20. Amortization/Term: Interest Only / 18 Mos
- 21. Gross Protective Equity over After Completion Value: \$581,500
- 22. Guaranteed Interest / Prepaid Interest : 6 Months / 3 months
- 23. Borrower Credit: 458 & 468
- 24. Exit Strategy: Conventional Loan

Property

- 1. Property Type: Land
- 2. Proposed: SFR with 2,937 s.f + bonus room = 2 car garage



Photos



driveway



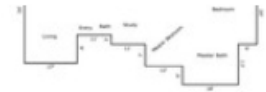
sideview



driveway



sideview



Plans





Streetview



land 2



hillside view



Rear View



Landview



Frontview



Rear View



Landview



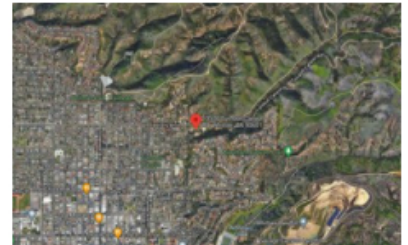
Frontview



Rear Fence



Google Map



Aerial Map

Documents

[Morlet_-_Construction_Budget.pdf](#) (pdf, 774KB)

[Morlet_-_Cost_Analysis.pdf](#) (pdf, 255KB)

[_703_000_1st_TD___10.00___54.08_LTV_SFR_Construction_6_mos._Guar._Int.___70_300_Min_Whittier.pdf](#) (pdf, 204KB)
[Rear Fence](#)

