

\$195,000 1st TD @ 10.00%, Cash-Out Refi, SFR, 65.00% LTV, 63.13% Net LTV, 24 Mos. Term, \$19,500 Min. Investment, 6 Mos. Guar. Int., Lancaster, CA

1211 Lincoln Ave. Lancaster CA 93535 United States



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Overview

787 Credit Score Co-Borrower and long time Real Estate Investor and business owner is co-signing with Borrower who is seeking a Business Purpose Cash-Out Refinance on this Owner Occupied SFR to payoff an existing matured business purpose 1st position loan. Any excess loan proceeds will be used to make repairs to the property. Borrower had good payment record on the existing Mortgage Vintage loan, however the Lender elected to call the loan and wants to be paid off. Lender elected to file the Notice of Default for maturity. The borrower does not use traditional credit facilities and hence does not have a Credit Score however, the borrower was current on her payments when the NOD was filed for maturity. Co-Borrower has strong reserves and will be a signatory on the Note.

Subject property is a single-story, single-family residence located in Lancaster, CA. The Property is a traditional style 3 bdrm/2 bath home with 1,551 sqft of livable space featuring a fireplace and patio. The property was built in 1980 and sits on a 7,564 s.f. lot on a suburban St. The ranch-style SFR is situated near HWY 14, Palmdale Regional Airport and Antelope Valley College. Shopping, restaurants and parks are all located nearby.

This is a 65.00% LTV on a May 2021 \$300,000 BPO Value with a minimum investment of \$19,500 or 10.00%, yielding a 10.00% annualized return with 6 months Guaranteed Interest.

What we like about this Trust Deed opportunity:

1. 10.00% annual investor yield
2. 6 months guaranteed interest
3. 65.00% LTV
4. 787 Credit Score Co-Borrower

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

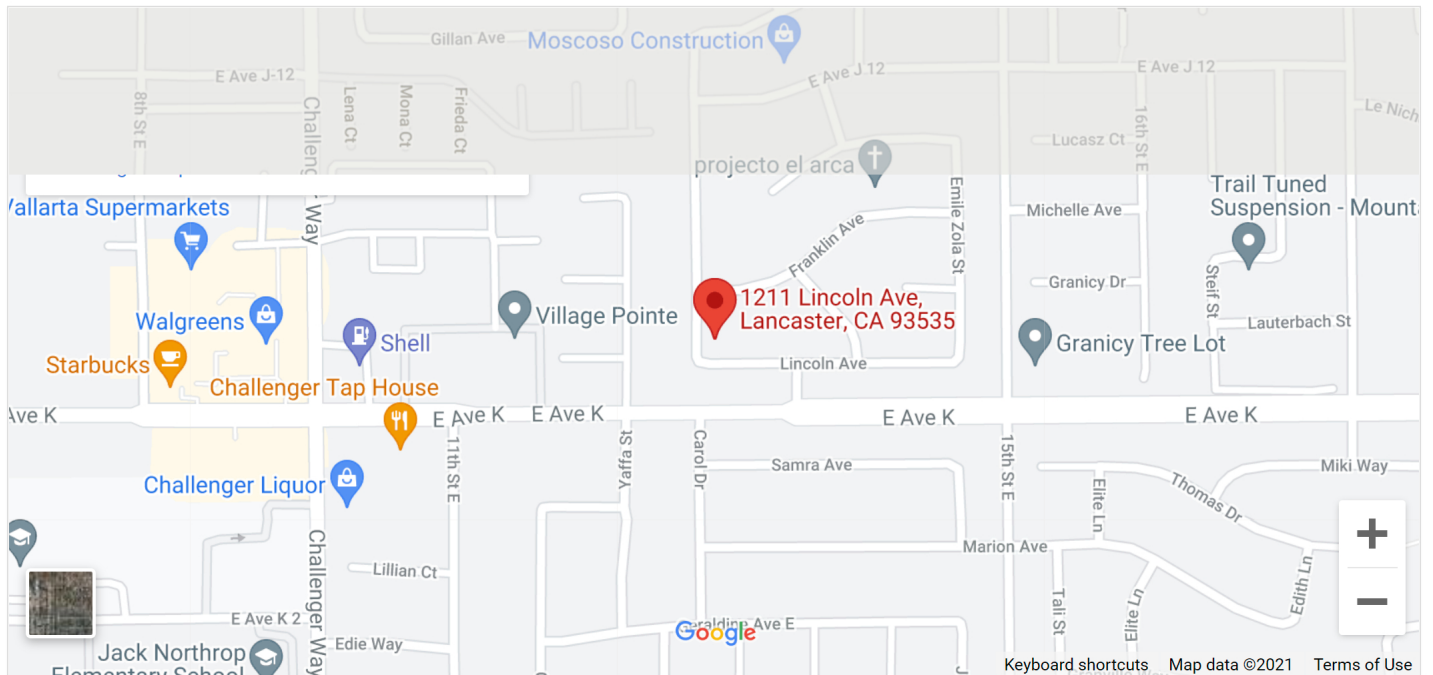
Financial

1. Offering Type: Debt
2. Investor Yield: 10.00%
3. Minimum Raise Amount: \$195,000
4. Minimum Investment Amount: \$19,500
5. Loan amount (\$): \$195,000
6. Lien position: 1st TD
7. Borrower Credit Score: 787.0
8. LTV/CLTV: 65.0%
9. Deal Type: Cash-Out Refinance
10. Loan Term Length: 24
11. Property Condition: No Rehab
12. Lien Position: 1st TD
13. Loan Type: Business Purpose Cash-Out Refi
14. Loan Amount: \$195,000
15. LTV on BPO Value: 65.00%
16. Fractional Interests (6): \$19,500 or 10.00%
17. Lender Rate: 10.00%
18. Monthly Payment to Lender: \$1,625.00
19. Amortization/Term: Interest Only due in 24 Months
20. Gross Protective Equity over BPO Value: \$105,000
21. Guaranteed Interest: 6 Months
22. Prepaid Interest: 0 Months
23. Borrower Credit: 787
24. Exit Strategy: Conventional Refinance

Property

1. Property Type: Single Family Residence
2. Broker Price Opinion (BPO) Value: \$300,000
3. Home S.F.: 1,551 sf
4. BPO Value/s.f.: \$193.42
5. Lot Size S.F.: 7,564 sf or .173 acres
6. Total Rooms: 5
7. Bedrooms: 3
8. Stories: 1
9. Bathrooms: 2
10. Garage: Attached 2 car
11. Architectural Style: Traditional
12. Exterior Wall: Stucco
13. Year Built: 1980
14. Occupancy: Owner Occ.
15. County: Los Angeles
16. Zoning: LRR7000
17. APN: 3148-018-021
18. Est. Closing Date: 7/2/2021

[See Previous Description](#)



Photos



Front Corner



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Side View from St



Front



Kitchen



Living Room



Dining Room



Family Room



Master Bedroom



Bedroom 2



Bedroom 3



Bathroom 2

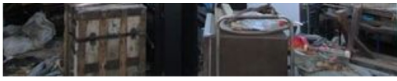


Master Bath



Side View

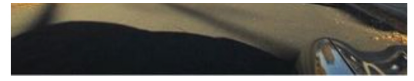




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 [Investor Questions](#)
