

\$330,500 1st TD @ 9.50%, 26.23% LTV on After Completion Value, Const., SFR, Cash-Out, 12 Mos. Term, 6 Mos. Guar Int., 5 Mos. Prepaid \$66,100 Min. Inv., Ripon, CA 95366

18915 South Carrolton Road Ripon CA 95366 United States



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Overview

737 & 715 FICO borrowers are seeking a 1st TD loan to complete construction on this non-owner occupied "free & clear" SFR and land property in Ripon, San Joaquin County, CA. Borrowers have 657k "skin in the game". Borrowers purchased the land free and clear in 2020 for 260k and have invested 397k personal funds to date on the major construction of project: grading/foundation/framing. Funds from this loan will be put into "funds control" to complete the final stage of construction/upgrades such as roofing/sliding/cabinets. Final stage will begin immediately and exit strategy from our loan is a conventional refinance within this 12 month loan term.

The subject property when finished will be a brand new, custom, 1 story SFR in the "Historic" town of Ripon known as the "Jewel of the Valley" in San Joaquin, CA. The subject property will have 3,519 SF of living space, sitting on a 87,120 SF lot (2 acres). The subject property will have a total of 9 rooms, 4 Bed / 4.5 Bath, attached 3 car garage. The subject will feature its own solar power and well. The subject property is well located in a charming rural community just north of Modesto and south of Stockton, CA and just over an hour straight east of San Francisco, CA. The subject property is within 10 minute proximity to many shopping plazas, shops, restaurants and schools.

Exit strategy from our loan is to payoff this loan through a conventional refinance.

This loan is 26.23% After Completion Value on a recent appraised value of \$1,260,000. Loan structure features 6 months' guaranteed interest, 5 months' prepaid interest and 9.50% annualized return. Minimum investment is \$66,100 or 20.00%.

What we like about this Trust Deed opportunity:

1. 737 & 715 credit scores

2. Borrowers have 657k "skin in the game"
3. 9.50% Annualized Return
4. 6 months Guaranteed Interest
5. 3 months Prepaid Interest

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

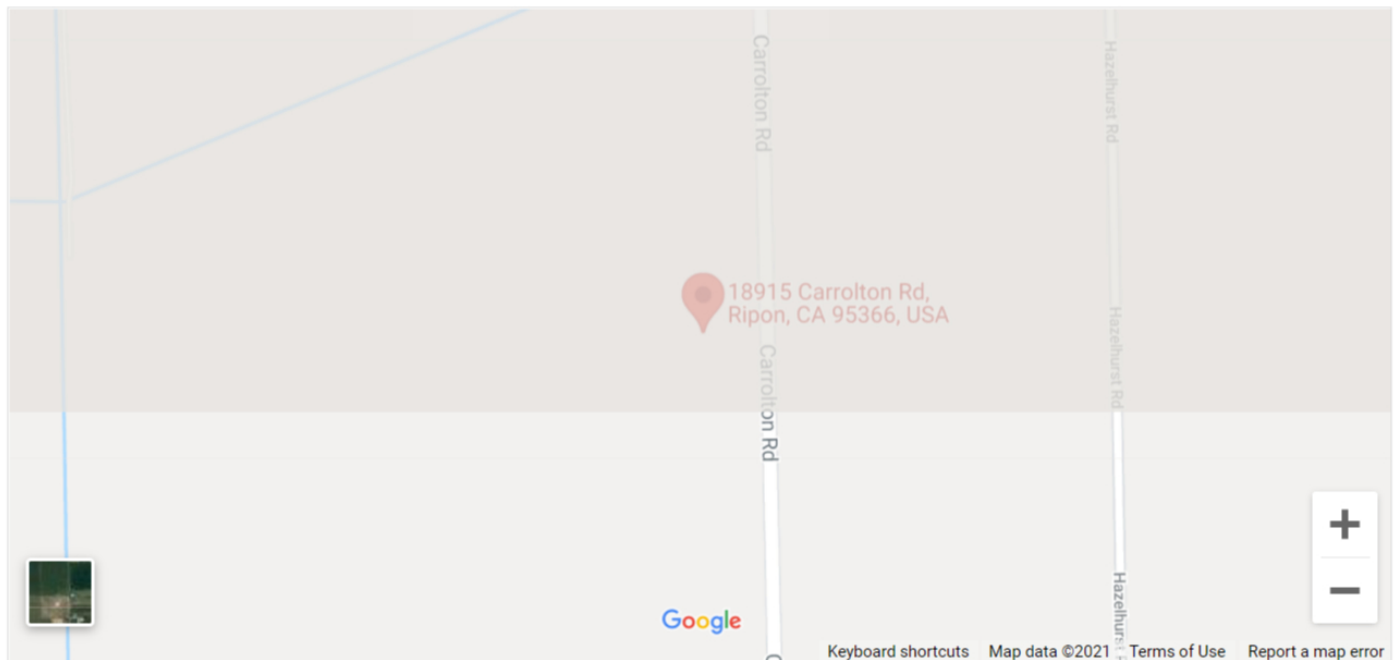
Financial

1. Offering Type: Debt
2. Investor Yield: 9.50%
3. Minimum Raise Amount: \$330,500
4. Minimum Investment Amount: \$66,100
5. Loan amount (\$): \$330,500
6. Lien position: 1st TD
7. Borrower Credit Score: 737.0
8. LTV/CLTV: 26.23%
9. Deal Type: Cash Out
10. Loan Term Length: 12
11. Property Condition: Minor Rehab
12. Lien Position: 1st TD
13. Loan Type: Business Purpose Cash Out
14. Loan Amount: \$330,500
15. After Completion LTV on Appraised Value : 26.23%
16. Fractional Interests (5): \$66,100 or 20.00%
17. Lender Rate: 9.50%
18. Monthly Payment to Lender: \$2,616.46
19. Amortization/Term: Interest Only / 12 Mos
20. Gross Protective Equity over Appraised Value: \$929,500
21. Guaranteed Interest: 6 Months
22. Prepaid Interest: 5 Months
23. Borrower Credit: 737 & 715
24. Exit Strategy: Conventional Refinance

Property

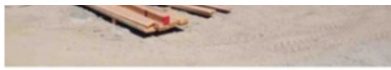
1. Property Type: Single Family Residence
2. Appraised Value (After Completion Value): \$1,260,000
3. SFR SF: 3,519
4. Appraised Value/SF: \$358.06
5. Lot Size: 87,120 SF (2 acres)
6. Total Rooms: 9
7. Bedrooms: 4
8. Bathrooms: 4.5
9. Stories: 1
10. Garage: 3-car attached garage
11. Exterior Wall: Wood, stucco
12. Year Built: 2021
13. Style: Custom
14. Occupancy: Non Owner Occ.
15. County: San Joaquin
16. Zoning: AG-40 SFR construction fully permitted
17. APN: 245-380-31
18. Est. Closing Date: 07/29/2021

please see description above.



Photos





Frontview



sideview



streetview



Plans



plans 2



Floorplan



siderear



frontview 2



Well



Google Map



Aerial Map

Documents

[Berezay_-_Construction_Budget.pdf](#) (pdf, 404KB)

[Berezay_-_1.26M_Appraisal.pdf](#) (pdf, 11805KB)

[Berezay_-_Preliminary_Report.pdf](#) (pdf, 568KB)

[Berezay_-_Property_Profile.pdf](#) (pdf, 102KB)

[Berezay_-_Plans_-_FINAL.pdf](#) (pdf, 27410KB)