

\$50,000 2nd TD @ 10.00% SFR, Cash-Out, NOO, 46.16% CLTV Appraised Value, 24 Mos. Term, 6 Mos. Guar. Int., 3 Mos. Prepaid, \$25,000 Min. Inv., Downey, CA 90240

9283 Florence Ave Downey CA 90240 United States



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Overview

Existing and successful Mortgage Vintage borrower is seeking a 2nd TD business purpose cash-out on this SFR investment property in Downey, Los Angeles County, CA. Funds will be used to start the demolition of the existing SFR structure. Borrower plans to build a new SFR on the property. Mortgage Vintage holds the current \$340,000 1st TD on this subject property. Exit strategy is to payoff this loan with a construction loan.

The subject property is on a 25,654 SF rectangular lot. The subject property currently has an uninhabitable SFR and in-ground pool that will be torn down and replaced with a newly constructed rental SFR. The subject property is very well-located just west of the 5 FWY & 605 FWY interchange and close to several nearby schools, restaurants and shopping.

Exit strategy from our loan is a Construction Loan to build the new SFR. Plans and Permits are currently being worked on in the City of Downey.

This loan is a 46.16% LTV off recently "As Is" Appraised Value of \$845,000. Loan structure features 6 months guaranteed interest and 3 months prepaid interest with a 10.00% annualized return. Minimum investment is \$25,000 or 50%.

What we like about this Trust Deed opportunity:

1. Existing and successful Mortgage Vintage borrower
2. 46.16% LTV off "As Is" Appraised Value
3. 6 months Guaranteed Interest

4. 3 months Prepaid Interest
5. 10.00% Investor Interest Yield
6. 648 Mid Score

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 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

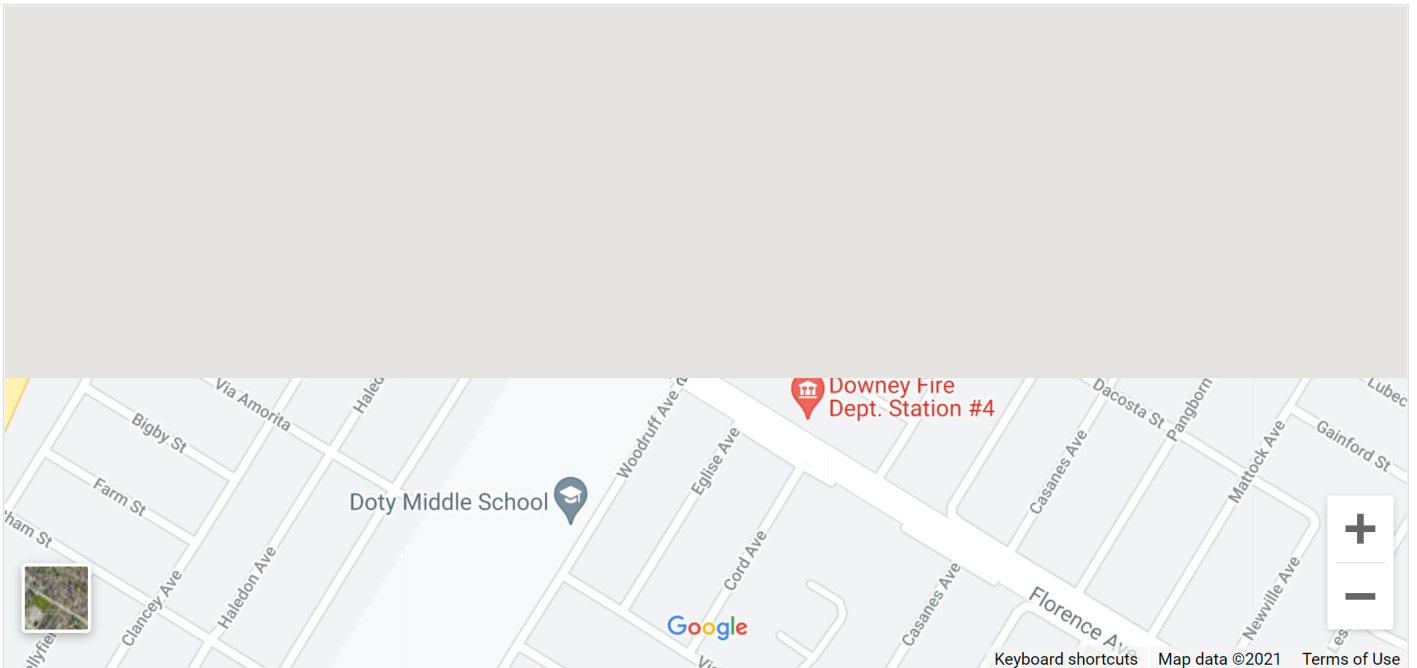
1. Offering Type: Debt
2. Investor Yield: 10.00%
3. Minimum Raise Amount: \$50,000
4. Minimum Investment Amount: \$25,000
5. Loan amount (\$): \$50,000
6. Lien position: 2nd TD
7. Borrower Credit Score: 648.0
8. LTV/CLTV: 46.16%
9. Deal Type: Cash Out
10. Loan Term Length: 24
11. Property Condition: Ground Up Construction
12. Lien Position: 2nd TD
13. Appraised Value: \$845,000
14. Loan Type: Business Purpose Cash Out
15. Existing 1st TD: \$340,000
16. New 2nd TD Loan Amount: \$50,000
17. Total Combined Loan Amt.: \$390,000
18. CLTV on Appraised Value: 46.16%
19. Fractional Interests (2): \$25,000 or 50%
20. Lender Rate: 10.00%
21. Monthly Payment to Lender: \$416.67
22. Amortization/Term: Interest Only / 24 Months
23. Gross Protective Equity over Appraised Value: \$455,000
24. Guaranteed Interest: 6 Months

- 25. Prepaid Interest: 3 Months
- 26. Borrower Credit: 648
- 27. Exit Strategy: Construction Loan

Property

- 1. Property Type: Single Family Residence + Land
- 2. Parcel #: 6390-015-015
- 3. Appraised Value: \$845,000
- 4. Occupancy: Non-Owner Occ.
- 5. County: Los Angeles
- 6. Zoning: Residential
- 7. Est. Closing Date: 07/15/21

Please see above Description.



Photos



Frontview



North2View



StreetView



WestView



Southwest 2



PoolView



Southwest 2



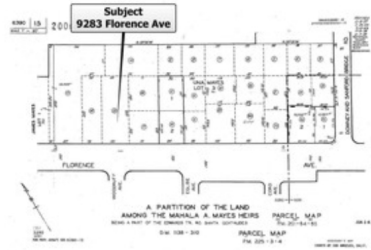
RearView



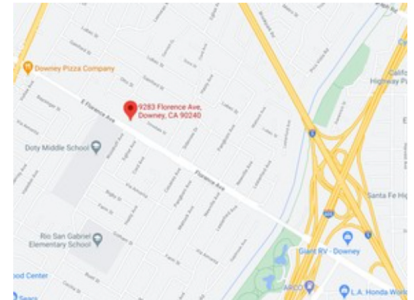
NorthView



StreetView2



Parcel Map



Aerial Map1




Aerial Map 2




Comparable Map

Documents

 [Ontiveros_-_Preliminary_Report..pdf](#) (pdf, 299KB)

 [Ontiveros_-_Property_Profile.pdf](#) (pdf, 797KB)

 [Ontiveros_-_Appraisal_-_845k_-_2-17-21.pdf](#) (pdf, 2419KB)
