

\$650,000 1st TD @ 7.50%, 26.53% After Completion LTV, NOO, SFR, Cash-Out, 24 Mos. Term, 6 Mos. Guar Int., \$65,000 Min. Inv., Malibu, CA 90265

2812 Vista Mar Drive Malibu CA 90265 United States



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Overview

738 FICO very experienced Builder, business owner and real estate investor is seeking a business purpose cash-out 1st TD on this non-owner occupied SFR investment property in Malibu, Los Angeles County, CA. Borrower will use funds from this loan to invest in a new business opportunity. The remaining construction on this subject property will be completed in less than a year. One hundred percent of funds to complete the construction will come from the sale proceeds of borrower's other Malibu SFR property that is currently on the market for sale.

The subject property will be a brand new, contemporary, 2 story SFR in the highly desirable "Malibu Hills" with vast ocean and mountain views. The subject property will have 1,956 SF of living space, sitting on a 13,570 SF lot. The subject property will have a total of 3 Bed / 2.5 Bath, attached 4 car garage and will also feature a detached ADU with its own garage. The subject property is very well located near popular Malibu beaches, PCH, Malibu Canyon Road and the 101 Ventura fwy. The subject property is within close proximity to many beaches, parks, shops, restaurants and schools.

Exit strategy from our loan is to payoff loan from borrower's business revenues.

This loan is 26.53% After Completion value on a recent appraised value of \$2,450,000. Loan structure features 6 months' guaranteed interest and 7.50% annualized return. Minimum investment is \$65,000 or 10.00%.

What we like about this Trust Deed opportunity:

- 1. 738 credit score
- 2. Very desirable "Malibu Hills" ocean view neighborhood
- 3. Borrower is an experienced Builder & Investor
- 4. 7.50% Annualized Return
- 5. 6 months Guaranteed 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

Financial

- 1. Offering Type: Debt
- 2. Investor Yield: 7.50%
- 3. Minimum Raise Amount: \$650,000
- 4. Minimum Investment Amount: \$65,000
- 5. Loan amount (\$): \$650,000
- 6. Lien position: 1st TD
- 7. Borrower Credit Score: 738.0
- 8. LTV/CLTV: 26.53%
- 9. Deal Type: Cash Out
- 10. Loan Term Length: 24
- 11. Property Condition: Major Rehab
- 12. Lien Position: 1st TD
- 13. Loan Type: Business Purpose Cash-Out Refi
- 14. Loan Amount: \$650,000
- 15. After Completion LTV on Appraised Value : 26.53%
- 16. Fractional Interests (10): \$65,000 or 10.00%
- 17. Lender Rate: 7.50%
- 18. Monthly Payment to Lender: \$4,062.50
- 19. Amortization/Term: Interest Only / 24 Mos
- 20. Gross Protective Equity over Appraised Value: \$1,800,000
- 21. Guaranteed Interest: 6 Months
- 22. Prepaid Interest: 0 Months
- 23. Borrower Credit: 738
- 24. Exit Strategy: Payoff from Business Revenues


Property

- 1. Property Type: Single Family Residence w/ ADU
- 2. Appraised Value: \$2,450,000
- 3. SFR SF: 1,956
- 4. Appraised Value/SF: \$1,252.56
- 5. Lot Size SF: 13,570
- 6. Total Rooms: 5
- 7. Bedrooms: 3
- 8. Bathrooms: 2.1
- 9. Stories: 2
- 10. Garage: 2-car attached garage
- 11. Exterior Wall: Wood, stucco
- 12. Year Built: 2021
- 13. Style: Contemporary
- 14. Occupancy: Non Owner Occ.
- 15. County: Los Angeles
- 16. Zoning: Residential
- 17. APN: 445-702-1016
- 18. Est. Closing Date: 07/12/2021


please see description above.




Photos




frontview




oceanview




frontview drawing




streetview




bedroom 3




bedroom 1




bedroom 2




bathroom 1




sideview




rearview




ADU front




ADU living room



FloorPlans



aerial map 1



google map



aerial map