2812 Vista Mar Drive Malibu CA 90265 United States



Overview

Overview

Management

Financial

Property

Map

Photos

Documents

Questions

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

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

738 FICO very experienced Builder, business owner and real estate investor is seeking a business purpose cash-out

be completed in less than a year. One hundred percent of funds to complete the construction will come from the sale

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:

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

1. Borrower would like to close as quickly as possible

looking to capitalize on market opportunities.

Mr. Sandy MacDougall CTD

Possible concerns:

1, 738 credit score

- 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

Management

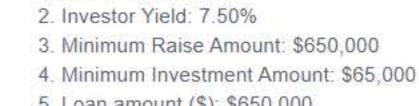
highest quality Trust Deed Investment opportunities with first class service, communication and transparency. Mortgage Vintage sells their Trust Deeds on the CrowdTrustDeed platform. CrowdTrustDeed offers individual and fractional high yield Trust Deed Investments throughout California. Investors looking to diversify their investment portfolio can achieve 8% - 12% current income returns through these real estate secured investments.

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

Financial



5. Loan amount (\$): \$650,000 6. Lien position: 1st TD

Borrower Credit Score: 738.0

10. Loan Term Length: 24 11. Property Condition: Major Rehab

12. Lien Position: 1st TD

8. LTV/CLTV: 26.53%

9. Deal Type: Cash Out

1. Offering Type: Debt

- 13. Loan Type: Business Purpose Cash-Out Refi 14. Loan Amount: \$650,000
- 16. Fractional Interests (10): \$65,000 or 10.00% 17. Lender Rate: 7.50%

21. Guaranteed Interest: 6 Months

22. Prepaid Interest: 0 Months

19. Amortization/Term: Interest Only / 24 Mos 20. Gross Protective Equity over Appraised Value: \$1,800,000

18. Monthly Payment to Lender: \$4,062.50

23. Borrower Credit: 738 24. Exit Strategy: Payoff from Business Revenues

15. After Completion LTV on Appraised Value: 26.53%

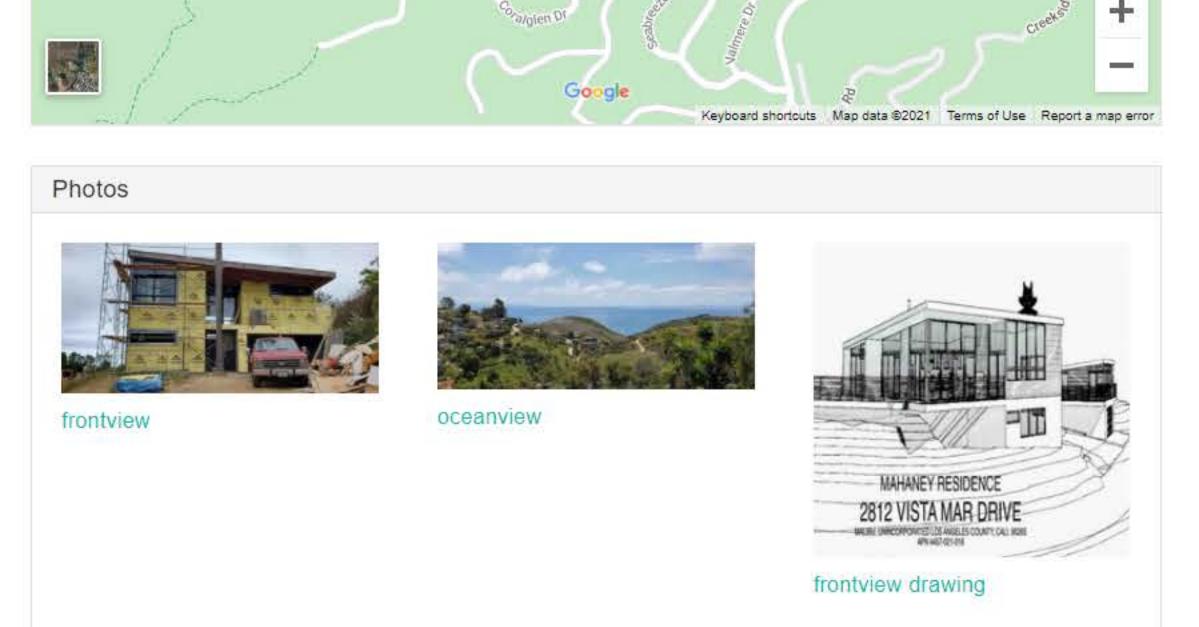
16. Zoning: Residential 17. APN: 445-702-1016 18. Est. Closing Date: 07/12/2021

15. County: Los Angeles

please see description above.

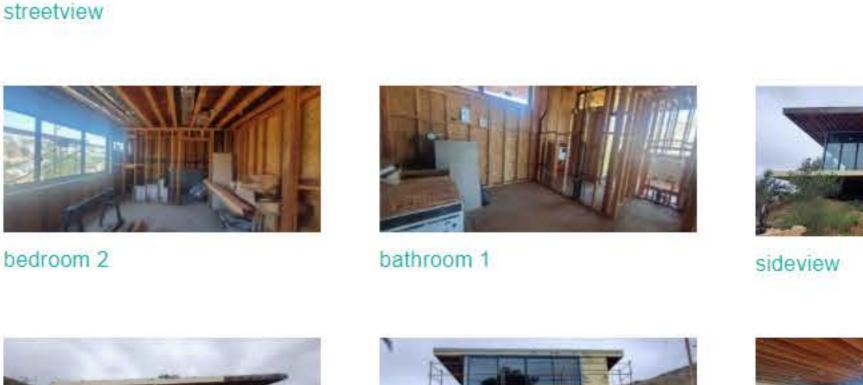
14. Occupancy: Non Owner Occ.

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



Seab

2812 Vista Mar Dr, Malibu, CA 90265, USA



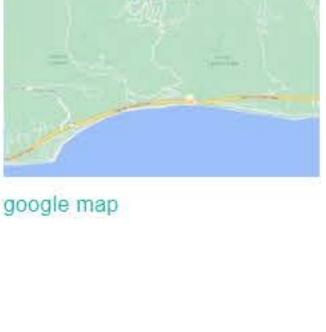
ADU front

bedroom 3



bedroom 1





aerial map 1



rearview

aerial map