

\$835,000 2nd TD @ 10.00%, Bus Purpose Cash-Out, SFR, Owner Occupied, 24 Mos. Term, 69.57% CLTV, \$83,500 Min. Inv., 6 Mos. Guar. Int., Newport Beach, CA

1701 Starlight Circle Newport Beach CA 92660 United States



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Overview

768 FICO successful business owner and 780 FICO Pacific Life 16 year employee are seeking a business purpose cash-out 2nd TD on this owner occupied SFR in Newport Beach, Orange County, CA. The purpose of this loan is to pay off an existing \$607,500 Business Purpose 2nd TD held by Mortgage Vintage and provide additional cash out to complete the underway remodel. \$374k of this new loan will be held in funds control to complete the remodel of subject property and provide additional cash for exterior landscaping and finishes. The balance of the funds will be used to support the expansion of the borrower's growing Telemedicine business "Pioneer Technologies Solutions".

The subject property is a one story SFR that has 3,561 SF of living space and sits on a large 10,227 SF lot, on a cul de sac, corner lot in the highly in demand Baycrest North community of Dover Shores in Newport Beach. The subject property has 5 bedrooms, 3 baths (5 baths after remodel) and 3-car attached garage. The home features a well-maintained backyard, pool and spa. The subject property is conveniently located near Mariners Park, Irvine Blvd. and the 17th St. shopping corridor. The subject property is very close to Upper Newport Bay, many popular Pacific Ocean beaches other shopping centers, restaurants, and award winning schools. The new proposed improvements to the subject property will be "high end" throughout.

This is a 69.57% Combined Loan to Value (CLTV) based on a recent appraised After Repair Value of \$3,950,000. AKA the market value estimate upon the completion of improvements proposed. The current conventional 1st TD's balance is \$1.913 Mil. This new 2nd position Loan structure features 6 months Guaranteed Interest and will move \$274k of existing Funds Control monies to the revised \$374k Funds Control Acct. Minimum investment for this Trust Deed is \$83,500 or 10.00% fractional interest at a 10.00% annualized yield return. Exit strategy is a conventional

refinance at completion of the remodel.

What we like about this Trust Deed opportunity:

1. 780 and 768 FICO
2. Highly desirable Newport Beach location
3. 10% Investor Yield
4. 6 months Guaranteed Interest
5. Validated construction Budget by the Funds Control Co. General Contractor
6. Borrower using reputable Architect and General Contractor
7. Current and timely Mortgage Vintage borrower
8. \$1.913 Mil. 1st Mortgage is at 2.75%

Possible concerns:

1. Borrower would like to close quickly

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

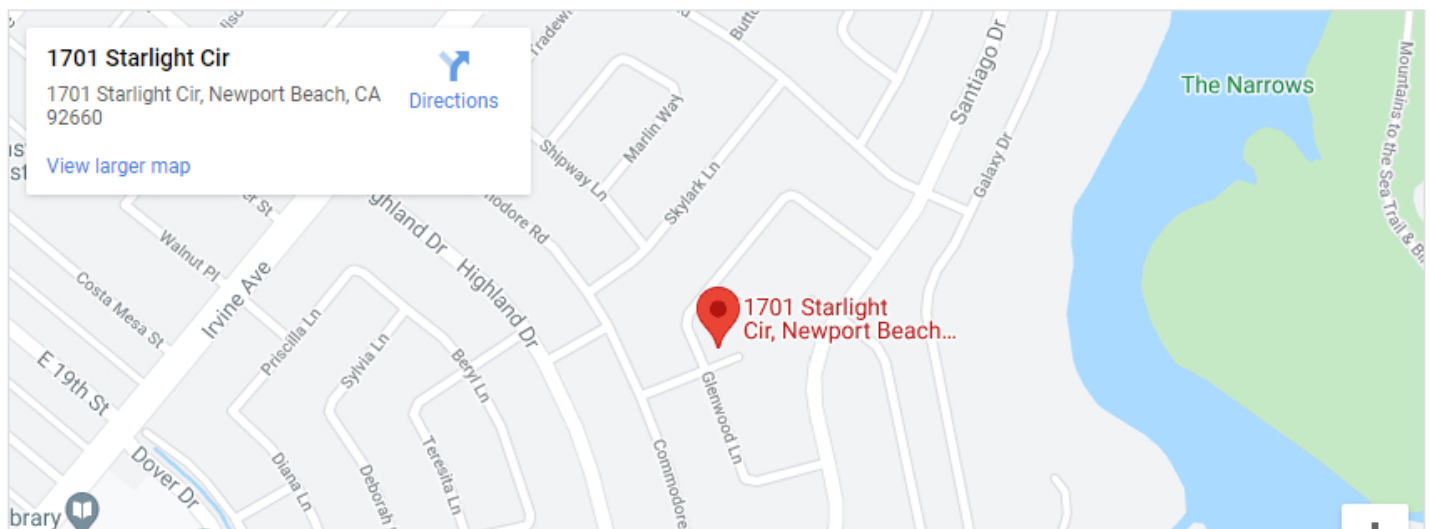
1. Offering Type: Debt
2. Investor Yield: 10.00%
3. Minimum Raise Amount: \$835,000
4. Minimum Investment Amount: \$83,500
5. Loan amount (\$): \$835,000
6. Lien position: 2nd TD
7. Borrower Credit Score: 782.0
8. LTV/CLTV: 69.57%
9. Deal Type: Cash Out
10. Loan Term Length: 24
11. Property Condition: Major Rehab
12. Funds Control and Construction Budget: \$374,000
13. Lien Position: 2nd TD
14. Loan Type: Business Purpose Cash-Out
15. Loan Amount: \$835,000
16. Existing 1st TD Loan: \$1,913,000
17. Combined Loan Amount: \$2,748,000

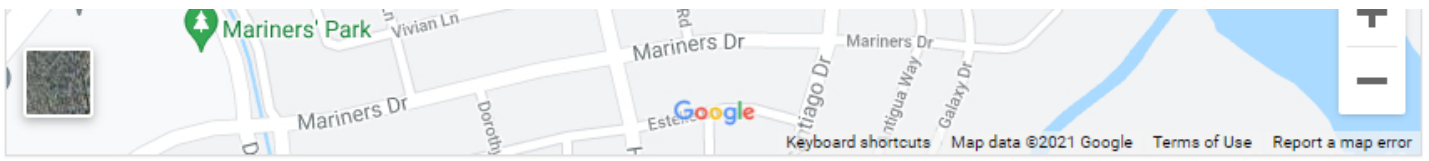
18. CLTV on "As Completed" Appraisal: 69.57%
19. Fractional Interests (10): \$83,500 or 10%
20. Lender Rate: 10.00%
21. Monthly Payment to Lender: \$6,958.33
22. Amortization/Term: Interest Only / 24 Months
23. Gross Protective Equity over "As Completed" Appraisal: \$1,202,000
24. Funds Control: \$374,000
25. Guaranteed Interest: 6 Months
26. Borrower Credit: 782
27. Exit Strategy: Conventional Refinance

Property

1. Property Type: SFR
2. Appraised "As Completed/After Repair" Value: \$3,950,000
3. Current Property Value: \$2,987,125
4. Gross Living Area: 3,561 SF
5. Appraised "As Completed" Value/SF: \$1,109.24
6. Lot Size: 10,230 SF
7. Total Rooms: 8
8. Bedrooms: 5
9. Bathrooms: 5
10. Stories: 1
11. Garage: 3-car attached
12. Year Built: 1960 / Year Remodeled: 2021
13. Architectural Style: Traditional
14. Occupancy: Owner Occ.
15. County: Orange
16. Zoning: Residential
17. APN: 117-582-04
18. Est. Closing Date: 08/11/2021

See Prior Description





Photos



Remodel Front Image



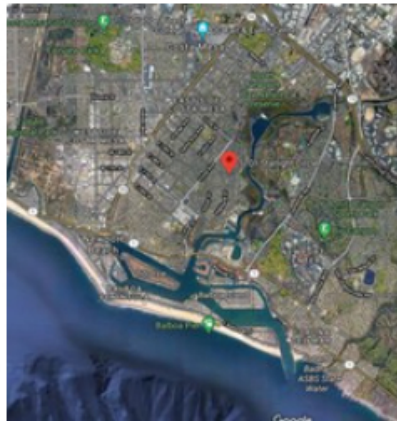
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Remodel Back Design



Google Map



Aerial Map



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Photo Aug 04 12 11 57 PM



Photo Aug 04 12 11 13 PM



Photo Aug 04 12 15 03 PM



Photo Aug 04 12 11 15 PM



Photo Aug 04 12 13 22 PM



Photo Aug 04 12 11 54 PM



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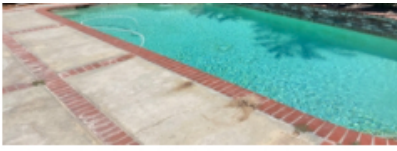


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Old View

Documents

[Johnson_-_Appraisal_-_3.95_Mil_-_1701_Starlight_Cir.pdf](#) (pdf, 2895KB)

[Johnson_-_PreliminaryReport.pdf](#) (pdf, 347KB)

[Johnson_-_Zillow_Value__2_734_360.pdf](#) (pdf, 231KB)

[Johnson_-_Value_-_Redfin__2.339M.pdf](#) (pdf, 1752KB)