

\$1,397,500 1st TD @ 9.00%, 65.00% LTV, NOO, SFR, Funds Control, 6 Mos. Guar., 6 Mos. Prepaid, 24 Mos. Term, \$139,750 Min. Inv., West Hills, Los Angeles County, CA 91307

7324 Hyannis Drive West Hills CA 91307 United States



Overview Management Financial Property Map Photos Documents Questions

Overview

711 FICO borrower is seeking a 1st TD to pay-off current and in good standing \$645k 1st TD and the balance of the funds will be held in Funds Control to complete the remodel of this subject property located in the city of West Hills, Los Angeles County, CA. Exit strategy is to pay off our loan from the sale of property proceeds once remodel is complete.

After the remodel, the subject property will be a two story, modern style, SFR with 4,798 SF living space on a 16,552 SF lot. The subject property is located within a "in high demand" West Hills SFR suburban neighborhood with rolling terrain and panoramic City Light views. The subject property will feature a new infinity pool, 11 total rooms, 6 BED / 5 BA , and a 2 car garage and driveway. Additionally, when completed, subject property will feature solid wood floors throughout, crown & base molding, a new gourmet kitchen and all new bathrooms. The subject property is very well located near many schools, parks, shopping plazas, restaurants, and 101 fwy.

This loan is 65.00% LTV on recent After Remodel completion appraised value of \$2,150,000. Investment yields a 9.00% annualized return. Minimum investment is \$139,750 or 10%.

What we like about this Trust Deed opportunity:

1. 711 FICOs
2. Investment SFR w/ city light views in desirable suburban neighborhood
3. Funds Control for Remodel Budget
4. 9.00% investor yield
5. 6 Months Prepaid
6. 6 Months Guaranteed

Possible concerns:

1. Borrower would like to close as quickly as possible to complete remodel

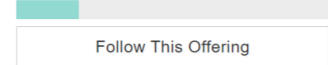
Management

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.

Pledged 20%




Loan amount (\$)	\$1,397,500
Estimated Closing Date	Sep 10, 2021
Investor Yield	9.00%
Min. Investment	\$139,750

Investors

Name	Amount
Someone	\$279,500

Contact Sponsors

 **Sandy MacDougall**
CTD
[Send Message](#)
[Email Sandy](#)
[\(949\) 632-6145](tel:9496326145)



Mr. Sandy MacDougall CTD

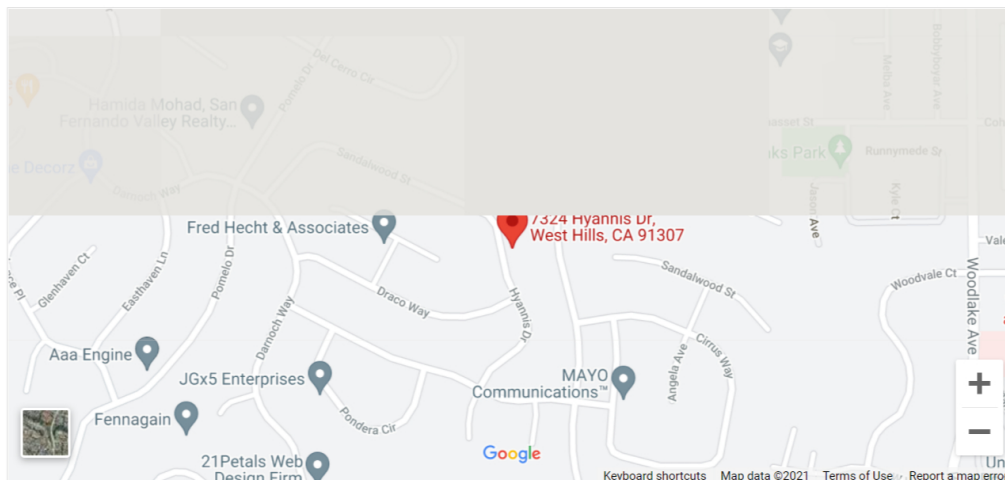
Financial

1. Offering Type: Debt
2. Investor Yield: 9.00%
3. Minimum Raise Amount: \$1,397,500
4. Minimum Investment Amount: \$139,750
5. Loan amount (\$): \$1,397,500
6. Lien position: 1st TD
7. Borrower Credit Score: 711.0
8. LTV/CLTV: 65.0%
9. Deal Type: Cash-Out Refinance
10. Loan Term Length: 24
11. Property Condition: Major Rehab
12. Guaranteed Interest: 6 Mos
13. Prepaid Interest: 6 Mos
14. Lien Position: 1st TD
15. Loan Type: Cash Out Refinance
16. After Completion Appraised Value: \$2,150,000
17. Loan Amount: \$1,397,500
18. Existing 1st Lien: \$645,000
19. LTV on After Completion Appraisal: 65.00%
20. Fractional Interests (10): \$139,750 or 10.00%
21. Lender Rate: 9.00%
22. Monthly Payment to Lender: \$10,481.25
23. Amortization/Term: Interest Only / 24 Mos
24. Gross Protective Equity over Appraised Value: \$752,500
25. Borrower Credit: 711
26. Exit Strategy: Sale of Property

Property

1. Property Type: SFR
2. After Completion Appraised Value: \$2,150,000
3. After Remodel Total Living SF: 4,798
4. Lot Size SF: .16,552
5. After Remodel Total Rooms: 11
6. After Remodel Total Bedrooms: 6
7. After Remodel Total Bathrooms: 5
8. After Remodel Stories: 2
9. Garage: 2 car attached
10. Exterior Wall: Stucco, Wood
11. Year Built: 1972
12. Architectural Style: Modern
13. Occupancy: Non Owner Occupied
14. County: Los Angeles
15. Zoning: Residential

Please see overview above.



Photos



frontview



pool



streetview



view



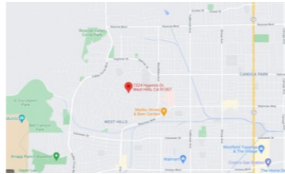
Interior1



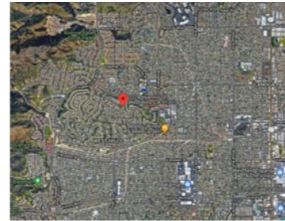
interior2



pool2



google map



Aerial Map

Documents

[Whitworth_-_Appraisal__2_150_000.pdf](#) (pdf, 4840KB)

[Whitworth_-_Preliminary_Report.pdf](#) (pdf, 287KB)

[Whitworth_-_Prelim_Supplement__16_Removed.pdf](#) (pdf, 49KB)

[Whitworth_-_Property_Profile.pdf](#) (pdf, 1023KB)

Investor Questions

Write your question here ...

Submit

Covering California

260 Newport Center Dr. Suite #403
Newport Beach, CA 92660

Contact Us

(949) 438-0591
info@crowdtrustdeed.com

Follow



2020 © CrowdTrustDeed. All rights reserved.

[Privacy Policy](#) [Terms of Use](#) [Legal](#)

Powered by [CrowdTrustDeed](#).

CALIFORNIA BUREAU OF REAL ESTATE- CA BRE#01870605 - NMLS#348836