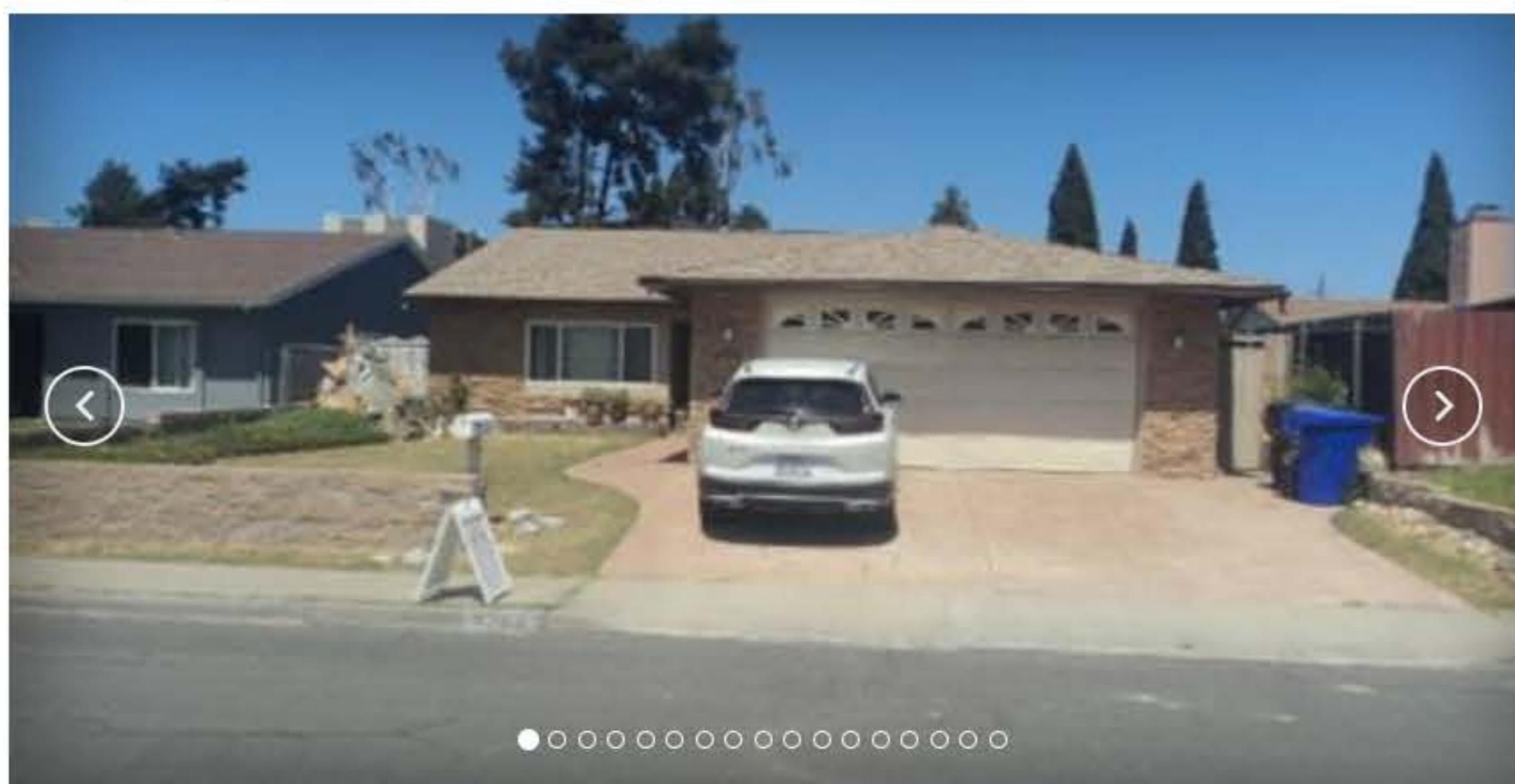


\$464,750 1st TD @ 7.25%, 65.00% LTV, NOO, SFR, Cash-Out, 12 Mos. Term, 6 Mos. Guar. Int., 6 Mos. Prepaid Int., \$46,475 Min Inv., San Diego, CA 92113

4782 Magnus Way San Diego CA 92113 United States



[Overview](#) [Management](#) [Financial](#) [Property](#) [Map](#) [Photos](#) [Documents](#) [Questions](#)

Overview

728 FICO borrower is seeking a business purpose cash-out 1st TD on this non-owner occupied property in San Diego, San Diego County, CA. Funds from our loan will be used to pay off an existing and in good standing \$248k 1st Mortgage and the balance of funds, approx. \$134K, will be used to make improvements on the subject property. Borrower inherited the subject property from her Mother who recently passed. This was Borrower's childhood home. Borrower is fixing it up to rent as investment property. Exit strategy is a conventional refinance within 12 month term of our loan.

The subject property is single story, ranch style SFR in a well maintained, suburban neighborhood in San Diego, CA. The SFR sits on a .27 acre lot with 1,995 SF of living space. Subject property features 6 total rooms with 4 BR/2 BA and 2 car attached parking. The property is very well located near many shopping plazas, schools, parks, restaurants, and not far from downtown San Diego and the 805 & 5 Interstates. Rents in the area range from \$2,800 to \$3,200.

This loan is 65.00% LTV on a recent BPO value of \$715,000. Loan structure features 6 months' guaranteed interest, 6 mos. prepaid interest and 7.25% annualized return. Minimum investment is \$46,475 or 10.00%.

What we like about this Trust Deed opportunity:

1. 728 credit score
2. SFR Investment Property in San Diego County
3. 65.00% LTV
4. 7.25% Annualized Return
5. 6 months Guaranteed Interest
6. 6 months Prepaid Interest

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.

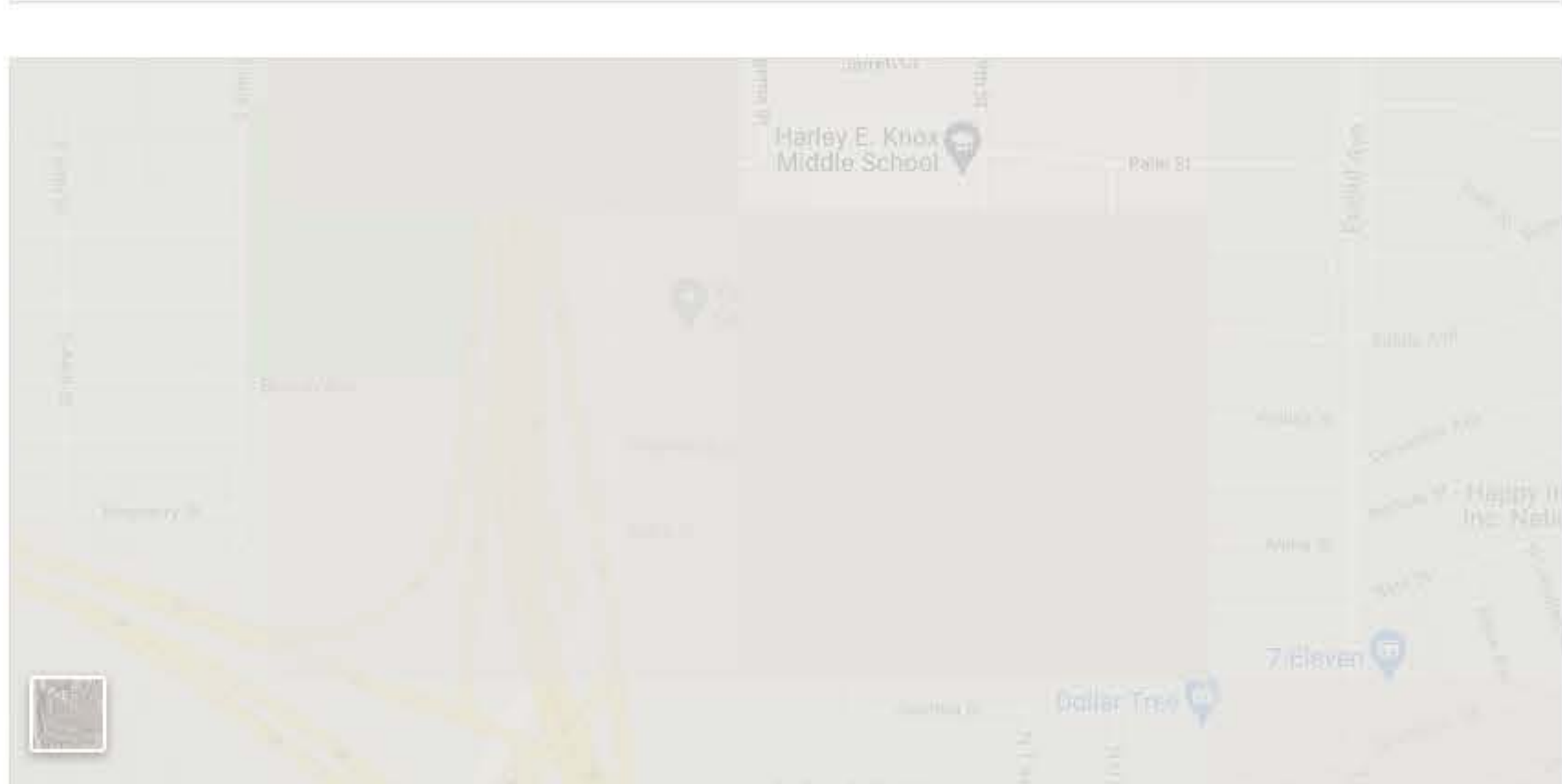
Mortgage Vintage sells their Trust Deeds on the CrowdTrustDeed platform. CrowdTrustDeed offers individual and fractional high yield Trust Deed Investments throughout California. Investors looking to diversify their investment portfolio can achieve 8% - 12% current income returns through these real estate secured investments.



Mr. Sandy MacDougall CTD

Financial

1. Offering Type: Debt
2. Investor Yield: 7.25%
3. Minimum Raise Amount: \$464,750
4. Minimum Investment Amount: \$46,475
5. Loan amount (\$): \$464,750
6. Lien position: 1st TD
7. Borrower Credit Score: 728.0
8. LTV/CLTV: 65.0%
9. Deal Type: Cash Out
10. Loan Term Length: 12
11. Property Condition: Minor Rehab
12. Lien Position: 1st TD
13. Loan Type: Business Purpose Cash-Out
14. Loan Amount: \$464,750
15. LTV on BPO Value: 65.00%
16. Fractional Interests (10): \$46,475 or 10%
17. Lender Rate: 7.25%
18. Monthly Payment to Lender: \$2,807.86
19. Amortization/Term: Interest Only / 12 Mos.
20. Gross Protective Equity over BPO Value: \$250,250
21. Guaranteed Interest: 6 Months
22. Prepaid Interest: 6 Months
23. Borrower Credit: 728
24. Exit Strategy: Conventional Refinance



Photos



frontview



streetview



dining room



living room



kitchen



bedroom 3



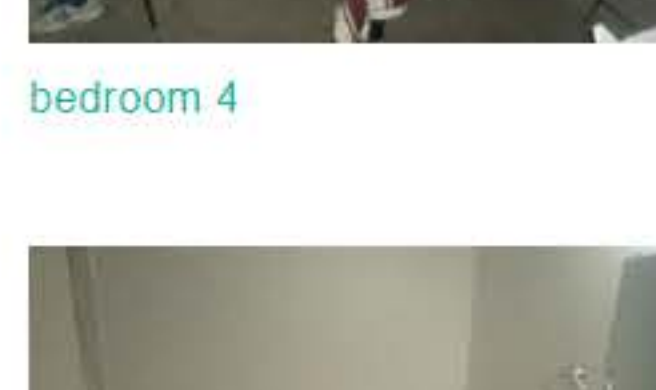
bedroom 4



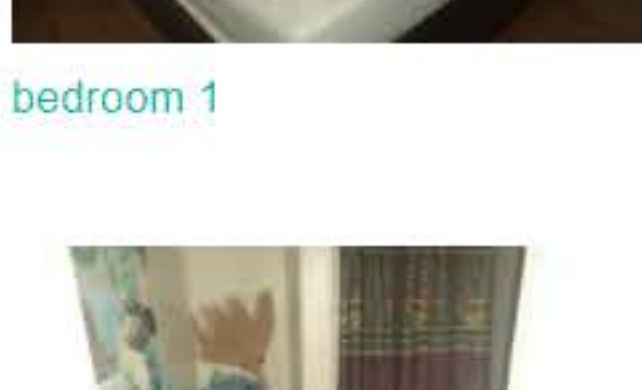
bedroom 1



bedroom 2



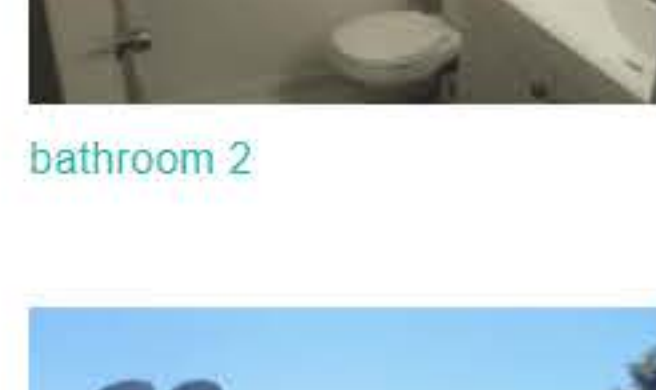
bathroom 2



bathroom



backyard



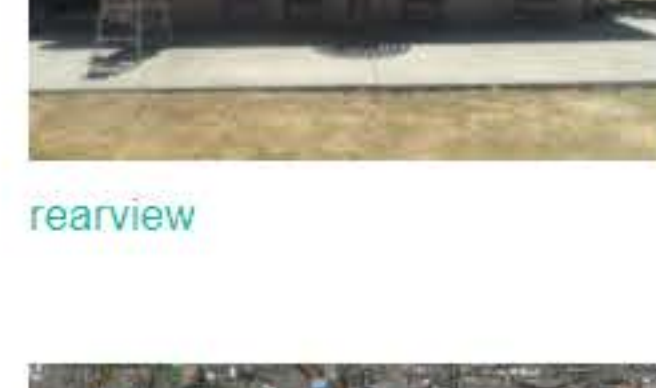
rearview



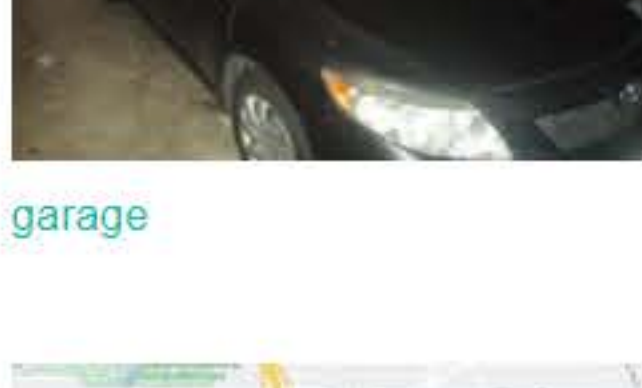
garage



address



aerial map



google map

Documents

[Benjamin_-_BPO_-_715k_-_8-30-21.pdf](#) (pdf, 3366KB)

[Benjamin_-_Preliminary_Report.pdf](#) (pdf, 179KB)

[Benjamin_-_Prelim_Supplement_Items_13A_and_13B_removed.pdf](#) (pdf, 125KB)

[Benjamin_-_Property_Profile.pdf](#) (pdf, 436KB)