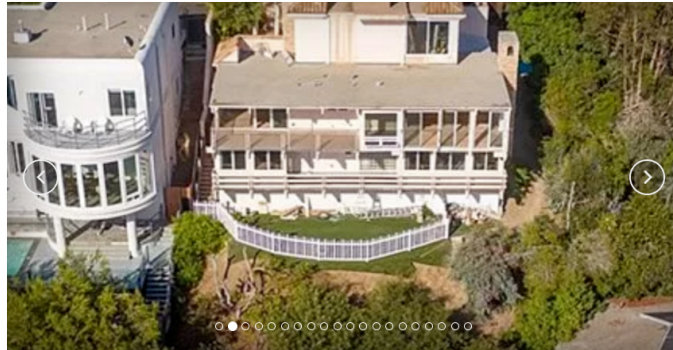


**\$280,000 2nd TD @ 10.00%, 57.00% CLTV, NOO, SFR, Refi + Cash-Out, 12 Mos. Term, 4 Mos. Guar. Int., 3 Mos. Prepaid Int., \$70,000 Min. Inv., Laguna Beach, CA 92651**

31311 Ceanothus Drive Laguna Beach CA 92651 United States



Pledged 0%

Following
-----------

Loan amount (\$)	\$280,000
Estimated Closing Date	Oct 13, 2021
Investor Yield	10.00%
Min. Investment	\$70,000

Contact Sponsors

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

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

Overview

Existing Mortgage Vintage borrower, real estate investor and local Laguna Beach Realtor with a 708 credit score is seeking a business purpose cash-out & refinance 2nd TD on this Ocean View SFR non-owner occupied short term rental property in Laguna Beach, Orange County, CA. The subject property has a front unit and the main Ocean Facing SFR. Recent legislation allows borrower to split lots on subject property, Funds from our loan will be used for that purpose and to pay off an existing, in good standing \$115k 2nd TD that is held by Mortgage Vintage. Exit strategy from this loan is to obtain a conventional loan to to payoff borrower's existing \$2,000,000 1st TD held by Mortgage Vintage and this new 2nd TD.

The subject property is a custom built 3,142 SF Spanish style SFR sitting on a 9,360 SF lot (.021 acres) with a panoramic white water view of the Pacific Ocean and Catalina Island. The home has 8 total rooms with 4 BR / 5BA and a 3-car attached garage. The property is located in the popular beach city of Laguna Beach and is close to Aliso Beach Park, schools, shopping, and restaurants.

Property is currently listed for rent at \$15,000/month and the borrower successfully has successfully booked short term rentals during the summer and longer term rentals during the winter.

This loan is 57.00% CLTV on recent BPO value of \$4,000,000. Loan structure features 4 months guaranteed interest, 3 months prepaid interest yielding a 10.00% annualized return. Minimum investment is \$70,000 or 10%.

What we like about this Trust Deed opportunity:

- 708 credit score
- Property location & ocean-view
- 10.00% annualized return
- 57.00% CLTV
- 4 months guaranteed interest
- 3 months prepaid interest
- Market rental income: \$15,000/mo.

Possible concerns:

- Borrower needs to close as soon 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

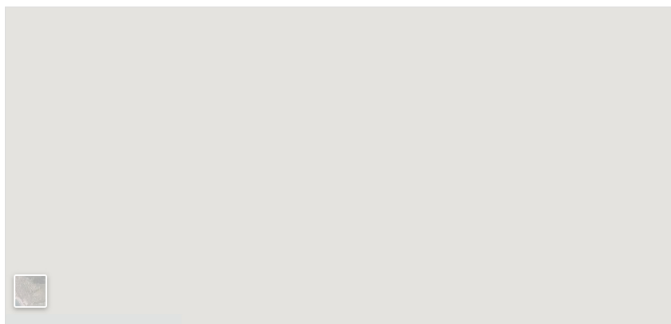
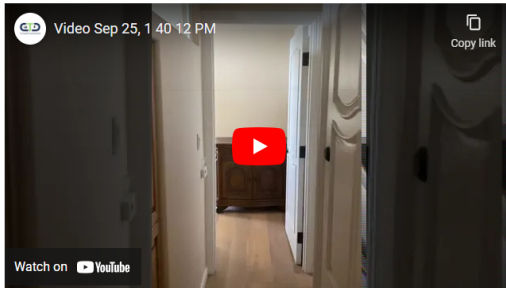
- Offering Type: Debt
- Investor Yield: 10.00%
- Minimum Raise Amount: \$280,000
- Minimum Investment Amount: \$70,000
- Loan amount (\$): \$280,000
- Lien position: 2nd TD
- Borrower Credit Score: 708.0
- LTV/CLTV: 57.0%
- Deal Type: Cash-Out Refinance
- Loan Term Length: 12
- Property Condition: No Rehab
- Lien Position: 2nd TD
- Loan Type: Business Purpose Cash-Out Refi
- Loan Amount: \$280,000
- LTV on BPO Value: 57.00%
- Net LTV on BPO Value: 56.78%
- Fractional Interests (4): \$70,000
- Lender Rate: 10.00%



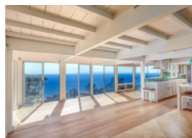
- 19. Monthly Payment to Lender: \$2,333.33
- 20. Amortization/Term: Interest Only / 12 Mos
- 21. Gross Protective Equity over BPO Value: \$1,720,000
- 22. Guaranteed Interest: 4 Months
- 23. Prepaid Interest: 3 months
- 24. Market Potential Rental Income: \$15,000/mo.
- 25. Borrower Credit: 708
- 26. Exit Strategy: Conventional Refinance

Property

- 1. Property Type: Single Family Residence
- 2. BPO Value: \$4,000,000
- 3. Home SF: 3,142
- 4. BPO Value/SF: \$1,273.07
- 5. Lot Size SF: 9,360 SF or .021 acres
- 6. Total Rooms: 8
- 7. Bedrooms: 4
- 8. Bathrooms: 5
- 9. Stories: 2
- 10. Garage: attached 3-car
- 11. Exterior Wall: Stone & Concrete
- 12. Year Built: 1961 / Year Remodeled: 2020
- 13. Architectural Style: Spanish
- 14. Occupancy: Non-owner Occ.
- 15. County: Orange County
- 16. Zoning: Residential
- 17. APN: 056-051-65
- 18. Est. Closing Date: 10/13/2021



Photos



Interior



back house



Front



Deck Backyard



Property View



Kitchen Laguna



Bathroom 2



Living Room



Bedroom



Bathroom



Bathroom 2



Laundry Room



Elevator



Wine Bar



Lease Sign



new street



View 3



View 1



Google Maps



Aerial Map

Documents

-

Documents

- [Hartman\\_-\\_BPO\\_-\\_4\\_Mil\\_.pdf \(pdf, 6334KB\)](#)
- [Hartman\\_-\\_Preliminary\\_Report.pdf \(pdf, 292KB\)](#)
- [Hartman\\_2nd\\_-\\_Property\\_Profile.pdf \(pdf, 299KB\)](#)
- [Hartman\\_-\\_Handwritten\\_Loan\\_Purpose\\_Letter.pdf \(pdf, 930KB\)](#)

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



