

\$77,000 1st TD @ 9.50%, 51.70% Net LTV, 55.00% LTV, NOO, SFR, Cash-Out, 24 Mos. Term, 6 Mos. Guar. Int., 6 Mos. Prepaid Int., \$38,500 Min Inv., Landers, CA 92285

4689 Broadway Road Landers CA 92285 United States



- Overview
- Management
- Financial
- Property
- Map
- Photos
- Documents
- Questions

Overview

Experienced "fix & flip" and "fix & rent" real estate investor is seeking a business purpose cash-out 1st TD on this non-owner occupied, investment rental property in Landers, San Bernardino County, CA. Funds from our loan will be used to pay off an in good standing and small 25K 1st TD; balance of the funds will be used to complete minor upgrades on subject property. Borrower has multiple exit strategies: sale of property, refinance and keep as tenant rental or Airbnb for popular "Joshua Tree National Park" destination nearby. Borrower has put in 30k of personal funds to date on interior and exterior remodeling. After Repair BPO value: \$209,000

The subject property is a single story, ranch style SFR in Landers, CA. The SFR sits on a 5 acres lot with 624 SF of living space. Subject property features 4 total rooms with 1 BR/1 BA, and fenced gate entry. Borrower is completing kitchen remodel and new driveway. The property is just North of "Joshua Tree National Park"; nearby ranches, desert styled Airbnbs and 10-15 minutes from shopping, schools, restaurants, and the 247 FWY. The subject property is currently occupied with tenant, earning \$1,200/mo.

This loan is a 51.70% Net LTV / 55.00% LTV on recent as is BPO value of \$140,000. Loan structure features 6 months' guaranteed interest, 6 months' prepaid interest and 9.50% annualized investor return. Minimum investment is \$38,500 or 50.00%.

What we like about this Trust Deed opportunity:

1. SFR Investment Property

2. Near popular destination "Joshua Tree National Park"

3. Fully occupied, earning total \$1,200 per month

4. After Repair BPO value of \$209k

5. Borrower has 30k "skin in game" to date on repairs to subject property

6. Redfin As Is Value 153k

7. 51.70% Net LTV

8. 55.00% LTV

9. 9.50% Annualized Return

10. 6 months Guaranteed Interest

11. 6 months Prepaid Interest

Possible concerns:

1. FICO 555 (Letter of Explanation provided in file)

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

Ms. Nicole Smith

Financial

1. Offering Type: Debt
2. Investor Yield: 9.50%
3. Minimum Raise Amount: \$77,000
4. Minimum Investment Amount: \$38,500
5. Loan amount (\$): \$77,000
6. Lien position: 1st TD
7. Borrower Credit Score: 550.0
8. LTV/CLTV: 55.0%
9. Deal Type: Cash Out
10. Loan Term Length: 24
11. Property Condition: Minor Rehab
12. Lien Position: 1st TD
13. Loan Type: Business Purpose Cash-Out
14. Loan Amount: \$77,000
15. LTV / Net LTV on BPO Value: 55.00% / 51.70%
16. Fractional Interests (2): \$38,500 or 50%
17. Lender Rate: 9.50%
18. Monthly Payment to Lender: \$609.58
19. Amortization/Term: Interest Only / 24 Mos.
20. Gross Protective Equity over BPO Value: \$63,000
21. Guaranteed Interest: 6 Months
22. Prepaid Interest: 6 Months
23. Borrower Credit: 550
24. Exit Strategy: Refinance or Sale of Property



Photos

