

**\$1,000,000 3rd TD @ 11.25%, Cash-Out, Mobile Home Park, NOO, 12 Mos. Term, 63.73% CLTV, \$100,000 Min. Inv., 6 Mos. Guar. Int., 3 Mos. Prepaid Int., Rosamond, CA 93560**

1801 20th Street West Rosamond CA 93560 United States



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

### Overview

736 FICO investor with a large real estate portfolio is seeking a business purpose cash out 2nd TD on this non-owner occupied mobile home park investment property in Rosamond, Kern County, CA. The purpose of these funds is to acquire another investment property related to a 1031 Exchange. Exit strategy from this loan is a conventional refinance to consolidate this loan and existing, in good standing \$5.5M 1st TD and 2nd with Wells Fargo. The 2nd is a UCC Financing Statement associated with the Wells Fargo/Fannie Mae 1st TD that has a lien on the equipment and fixtures in the Mobile Home Park.

The subject property is a 147 unit "Tradewinds Mobile Estates" mobile home park, sitting on 34.21 acres in the suburban bedroom community of Rosamond, CA that is located in the "High Desert", Mojave Valley. The subject property features a community pool, clubhouse and well manicured lawns. The subject property earns \$88,330/mo. in total rent roll. Subject property is nearby similar mobile home parks, close to schools, shopping centers, route 14 and public transit options to Bakersfield and Lancaster.

This is a 63.73% CLTV based on a recent appraised value of \$10.2M. Loan structure features 6 months Guaranteed Interest and 3 months Prepaid Interest. Minimum investment for this Trust Deed is \$100,000 or 10.00%, yielding a 11.25% annualized return.

What we like about this Trust Deed opportunity:

1. Experienced Real Estate Investor and Business Owner
2. Subject property earning \$88,330 in current monthly rent
3. 6 months Guaranteed Interest
4. 3 months Prepaid Interest
5. FICO 736
6. Borrower has substantial Schedule of Real Estate Owned

Possible concerns:

1. 3rd TD

### 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.

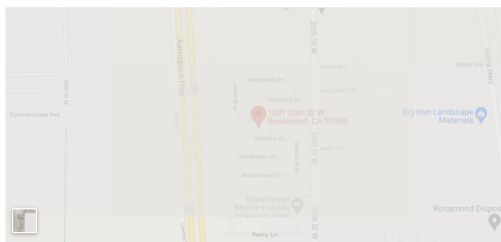
Mortgage Vintage, Inc. connects people who want to invest money secured by Real Estate with real estate investors and business professionals who want to borrow money. Specifically we're a Hard Money Lender placing private investment capital into well secured and well underwritten Trust Deed Investments. 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: 11.25%
3. Minimum Raise Amount: \$100,000
4. Minimum Investment Amount: \$100,000
5. Loan amount (\$): \$1,000,000
6. Lien position: 2nd TD
7. Borrower Credit Score: 736.0
8. LTV/CLTV: 63.73%
9. Deal Type: Cash Out
10. Loan Term Length: 12
11. Property Condition: No Rehab
12. Lien Position: 3rd TD
13. Loan Type: Business Purpose Cash-Out Refi
14. Loan Amount: \$1,000,000
15. Existing 1st TD Loan: \$5,500,000
16. Combined Loan Amount: \$6,500,000
17. Appraised Value: \$10,200,000
18. CLTV on BPO Value: 63.73%
19. Fractional Interests (10): \$100,000 or 10%
20. Lender Rate: 11.25%
21. Monthly Payment to Lender: \$9,375.00
22. Amortization/Term: Interest Only / 12 Months
23. Gross Protective Equity over BPO Value: \$3,700,000
24. Guaranteed Interest: 6 Months
25. Prepaid Interest: 3 Months
26. Borrower Credit: 736
27. Exit Strategy: Conventional Refinance



### Photos



Pledged 100%

### My Investment \$100,000

Following

@ Loan amount (\$)	\$1,000,000
Estimated Closing Date	Oct 22, 2021
Annual Investor Yield	11.25%
Min. Investment	\$100,000

[Pledge Again](#)

### Investors

Name	Amount
Sandy MacDougall	\$100,000
Someone	\$500,000
Brett Dalman	\$200,000
Someone	\$100,000
Someone	\$100,000

### Contact Sponsors

**Sandy MacDougall CTD**

[Send Message](#)  
[Email Sandy](#)  
 (949) 632-6145





exterior view 2



pool



streetview



interiorview



frontview



yards



exterior view 3



clubhouse



aerial map witt



google map witt

#### Documents

[Witt\\_-\\_Appraisal\\_-\\_10.2\\_Mi\\_-\\_9-22-21.pdf](#) (pdf, 2163KB)

[Witt\\_-\\_Preliminary\\_Report.pdf](#) (pdf, 718KB)

[Witt\\_-\\_Property\\_Profile.pdf](#) (pdf, 766KB)

[Witt\\_-\\_Loan\\_Purpose\\_Letter.pdf](#) (pdf, 17KB)

#### 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

