

**\$325,500 1st TD @ 9.50%, 70.00% LTV, NOO, SFR, Purchase, 36 Mos.
Term, 6 Mos. Guar. Int., \$65,100 Min. Inv., Paradise, CA 95969**

1533 West Drive Paradise CA 95969 United States



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

Overview

Borrowers are seeking a 1st TD loan to purchase this non-owner occupied, SFR rental investment property in Paradise, Solano County, CA. Borrowers are putting down \$148k personal funds "skin in the game" towards the purchase of this investment property. Exit strategy is a conventional refinance.

The subject property is a contemporary styled, one story SFR with 1,900 SF living space on a large 2 acre lot. The subject property consists of 5 total rooms, 3 Bed / 2 Bath and a 2 car attached garage. The subject property features a nice outdoor deck and gated entry. The subject property is centrally located near shopping plazas, schools, parks, restaurants, banks, and medical offices. Market rental for subject property: \$2,900. Plus, borrowers plan to build an ADU on lot in future for additional rental income.

Exit strategy from our loan is a conventional loan. This loan is 70.00% LTV on a recent BPO value and purchase price of \$465,000. Loan structure features 6 months guaranteed interest, yielding a 9.50% annualized return. Minimum investment is \$65,100 or 20%.

What we like about this Trust Deed opportunity:

1. Good condition SFR Rental Investment Property
2. Borrower has approx. \$148k "skin in the game"
3. 70.00% LTV on Purchase & BPO
4. FICO 698 & 674

Possible concerns:

1. Borrower would like to close as quickly 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



Ms. Nicole Smith

Financial

1. Offering Type: Debt
2. Investor Yield: 9.50%
3. Minimum Raise Amount: \$325,500
4. Minimum Investment Amount: \$65,100
5. Loan amount (\$): \$325,500
6. Lien position: 1st TD
7. Borrower Credit Score: 698.0
8. LTV/CLTV: 70.0%
9. Deal Type: Purchase
10. Loan Term Length: 36
11. Property Condition: No Rehab
12. Lien Position: 1st TD
13. Loan Type: Purchase
14. Purchase Price: \$465,000
15. Loan Amount: \$325,500
16. LTV on Purchase Price: 70%
17. Fractional Interests (5): \$65,100 or 20.00%
18. Lender Rate: 9.50
19. Monthly Payment to Lender: \$2,576.88
20. Amortization/Term: Interest Only / 36 Mos
21. Gross Protective Equity over Purchase Value: \$139,500
22. Guaranteed Interest: 6 Months
23. Borrower Credit: 698 & 655
24. Exit Strategy: Conventional Loan

Pledged 0%

Following

Loan amount (\$) \$325,500

Estimated Closing Date Oct 17, 2021

Investor Yield 9.50%

Min. Investment \$65,100

Contact Sponsors



Sandy MacDougall CTD

Send Message
Email Sandy
(949) 632-6145



Nicole Smith

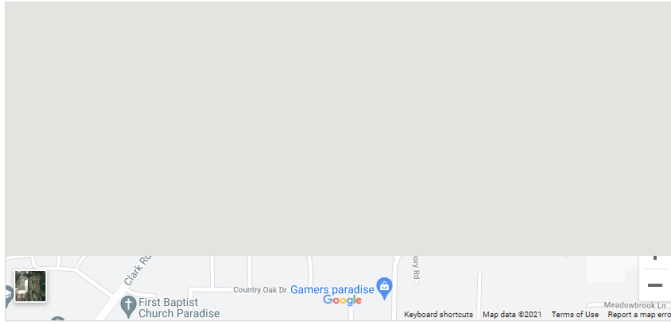
Send Message
Email Nicole
9496372977



Property

1. Property Type: SFR
2. Purchase Price: \$465,000
3. SFR Rentable SF: 1,900
4. Total Bedrooms: 3
5. Total Bath: 2
6. Stories: 1
7. Garage: 2 car attached
8. Exterior Wall: Stucco, Wood
9. Year Built: 2016
10. Architectural Style: Contemporary
11. Occupancy: Non-owner Occ.
12. County: Solano
13. Zoning: Residential

Please see overview above.



Photos



sideviewfront



frontview



gated entry



kitchen



livinroom2



interiorview



sideviewfront



frontview



gated entry



kitchen



livinroom2



interiorview



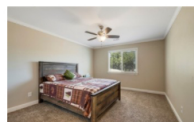
diningroom2



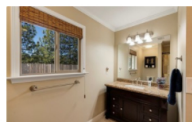
masterbedroom



master bathroom



bedroom2



bathroom2



bedroom3



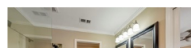
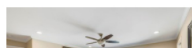
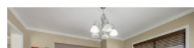
kitchen



livinroom2



interiorview





diningroom2



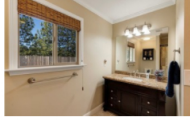
masterbedroom



master bathroom



bedroom2



bathroom2



bedroom3



laundryroom



deck2



backyard2

Investor Questions

Write your question here ...

Submit

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Contact Us

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