

\$345,000 1st TD @ 9.00%, Duplex, Purchase, NOO, 75.00% LTV, 24 Mos Term, \$34,500 Min Inv, 6 Mos Guaranteed Int, Los Angeles, CA
 936 E 91st St Los Angeles CA 90002 United States



Pledged 40%
 Follow This Offering

@ Loan amount (\$)	\$345,000
Estimated Closing Date	Oct 22, 2021
Investor Yield	9.00%
Min. Investment	\$34,500

Investors

Name	Amount
Someone	\$69,000
Sandy MacDougall	\$69,000

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Overview

Experienced investors are seeking a 1st TD loan to purchase this non-owner occupied, Duplex, investment property in Los Angeles, CA. Borrowers are putting down \$115k personal funds "skin in the game" towards the purchase of this investment property. They will also be doing an out-of-pocket rehab and adding 300 Sq Ft to the main unit, 195 Sq Ft to the 1/2 unit and renovating the garage into a Jr. ADU. Exit strategy is to sell the property at +\$750,000.

The subject property is a contemporary styled, one story duplex with 1,218 SF living space on a 5,802 Sq Ft lot. It is comprised of two separate homes - one with 2BR/1BA and one with 1BR/1BA and a one car garage off alley. The subject property features a large front yard area, alley access and is gated all around. It is located next to shopping, schools, transportation and medical facilities. It is located a few miles south of Downtown LA and all its entertainment and shopping venues as well as USC's. It is also a few miles East from the city of Inglewood with its entertainment and shopping venues as well as LAX. Borrowers plan to do an out-of-pocket remodel and build an ADU on lot in future for additional rental income.

Exit strategy from our loan is a conventional loan. This loan is 75.00% LTV on a BPO value and purchase price of \$460,000. Loan structure features 6 months guaranteed interest, yielding a 9.00% annualized return. Minimum investment is \$34,500 or 10.00%.

What we like about this Trust Deed opportunity:

1. Property not far from brand new SoFi Stadium
2. Borrower has approx. \$115k "skin in the game"
3. 75.00% LTV on Purchase & BPO
4. Experienced Investor

Possible concerns:

1. Borrower would like to close as quickly as possible
2. Property needs rehab done

Contact Sponsors

Sandy MacDougall
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 (323) 797-0001

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



Mr. Michael Veal

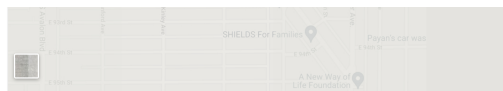
Financial

1. Offering Type: Debt
2. Investor Yield: 9.00%
3. Minimum Raise Amount: \$345,000
4. Minimum Investment Amount: \$34,500
5. Loan amount (\$): \$345,000
6. Lien position: 1st TD
7. Borrower Credit Score: 695.0
8. LTV/CLTV: 75.0%
9. Deal Type: Purchase
10. Loan Term Length: 24
11. Property Condition: Major Rehab
12. Lien Position: 1st TD
13. Loan Type: Business Purpose Purchase
14. Loan Amount: \$345,000
15. LTV on BPO Value: 75.00%
16. Fractional Interests (5): \$34,500 or 10%
17. Lender Rate: 10.50%
18. Monthly Payment to Lender: \$1,804.43
19. Amortization Term: Interest Only / 24 Months
20. Gross Protective Equity over BPO Value: \$115,000
21. Guaranteed Interest: 6 Months
22. Borrower Credit: 695
23. Exit Strategy: Sell

Property

1. Property Type: Duplex
2. BPO Value: \$460,000
3. Home sqft: 1,218
4. BPO Value/sqft: \$377.67
5. Lot Size sqft: 5,802 or .13 acres
6. Total Rooms: 5
7. Bedrooms: 3
8. Bathrooms: 2
9. Stories: 1
10. Exterior Wall: Stucco
11. Year Built: 1927
12. Architectural Style: Contemporary
13. Occupancy: Non-Owner Occ.
14. County: Los Angeles
15. APN: 6042-030-026
16. Est. Closing Date: 10/20/2021

See Description Above



Photos



Full Front



Living Room 2



Main



Half



Front Yard



Living Room Unit 1



Living Room



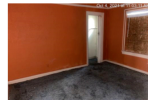
Kitchen Unit 1



Kitchen and Laundry Unit 1



Bedroom 1 Unit 1



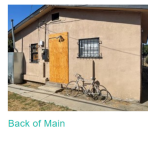
Bedroom 2 Unit 1



Bathroom Unit 1



Nook Unit 1



Back of Main



Exterior Walkway between Units



Bedroom Unit 2



Bathroom Unit 2



Kitchen Unit 2



Kitchen Unit 2



Living Room Unit 2



Side Walkway



Backyard



Back



Back gate into garage



Future ADU 2



Street View



Satellite View



Google Maps View

Documents

[Hines_-_Scope_of_Project_2.pdf](#) (pdf, 973KB)

[Scope_of_Project.pdf](#) (pdf, 34KB)

[Hines_-_List_of_Completed_Projects.pdf](#) (pdf, 77KB)

[Hines_-_BPO_-_460k.pdf](#) (pdf, 3779KB)

[Hines_-_Preliminary_Report.pdf](#) (pdf, 566KB)

[Hines_-_Property_Profile.pdf](#) (pdf, 613KB)

[Hines_-_Zillow.pdf](#) (pdf, 1094KB)

[Hines_-_Redfin.pdf](#) (pdf, 1101KB)

Investor Questions

Write your question here ...

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