

\$468,994 1st TD @ 9.50%, 80.00% LTV on Purchase Price, Const., SFR, Funds Control, 12 Mos. Term, 6 Mos. Guar Int., 9 Mos. Prepaid, \$46,899 Min. Inv., Apple Valley, CA 92307

19403 Coati Road Apple Valley CA 92307 United States



Pledged 0%

Follow This Offering

Loan amount (\$)	\$468,994
Estimated Closing Date	Sep 28, 2021
Investor Yield	9.50%
Min. Investment	\$46,899

Contact Sponsors

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

Overview

732 and 723 FICO, 30+ years experienced residential developers and borrowers are seeking a 1st TD loan to finish development on this "pre-sold", SFR property in Apple Valley, San Bernardino County, CA. Borrowers own "Evergreen Homes, LLC" [Evergreen Homes \(evergreenhomesca.com\)](#). Borrowers have already built and sold 8 SFRs similar to this subject property in this same "Dorada @ Vista Del Sol Estates" tract. Borrowers have 100 lots under contract and our loan allows the borrowers to close on this subject property lot and obtain 100% of the funds needed to build the house. Buyer demand has outpaced Builder's Capital Investors. Borrowers' resume includes having successfully "sold out" 4 large residential communities to date in Victorville, Oak Hills, Spring Valley Ridge and now Apple Valley. 100% of funds from this loan will be put into "Funds Control" and shall be released as construction progresses. Exit strategy from our loan is the sale of the property that is already in escrow with buyer's deposit.

Borrowers have all approved plans in place and \$500k+ "skin in the game" put into this project on permits. Borrower's are also paying closing costs on this purchase.

The subject property when finished will be a brand new, semi-custom, 1 story, ranch style SFR in the "Dorada @ Vista Del Sol Estates" in Apple Valley, CA. The subject property will have 2,811SF of living space, sitting on a 21,286 SF lot. The subject property will have a total of 8 rooms, 5 Bed / 3 Bath, attached 2 car garage, energy efficient systems throughout, courtyard and covered patio. The subject property is within 10 minute proximity to many shopping plazas, shops, restaurants and schools near the city of Victorville and the 15 & 18 Interstate freeways.

This loan is 80.00% LTV on the pre-sold Purchase Price of \$586,243. Loan structure features 6 months' guaranteed interest, 9 months' prepaid interest and 9.50% annualized return. Minimum investment is \$46,899 or 10.00%. Exit strategy for our loan is for the Buyer, who is under contract to buy the home, to get their conventional purchase financing.

What we like about this Trust Deed opportunity:

1. 732 & 723 credit scores
2. Borrowers have \$500k+ "skin in the game"
3. 9.50% Annualized Return
4. 6 months Guaranteed Interest
5. 9 months Prepaid Interest
6. Buyer in place and under contract for the finished house

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

Financial

1. Offering Type: Debt
2. Investor Yield: 9.50%
3. Minimum Raise Amount: \$468,994
4. Minimum Investment Amount: \$46,899
5. Loan amount (\$): \$468,994
6. Lien position: 1st TD
7. Borrower Credit Score: 723.0
8. LTV/CLTV: 80.0%
9. Deal Type: Cash Out
10. Loan Term Length: 12
11. Property Condition: Ground Up Construction
12. Lien Position: 1st TD
13. Loan Type: Business Purpose Purchase Cash Out
14. Loan Amount: \$468,994

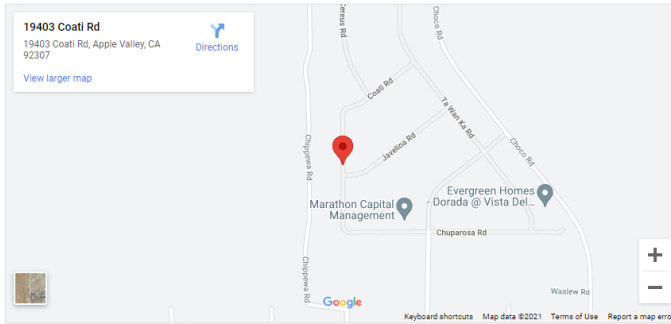


15. After Completion LTV on Appraised Value / Purchase Price: \$590,000 / \$586,243
16. Fractional Interests (10): \$46,899 or 10.00%
17. Lender Rate: 9.50%
18. Monthly Payment to Lender: \$3,712.47
19. Amortization/Term: Interest Only / 12 Mos
20. Gross Protective Equity over Appraised Value: \$121,006
21. Guaranteed Interest: 6 Months
22. Prepaid Interest: 9 Months
23. Borrower Credit: 732 & 723
24. Exit Strategy: Sale of Property

Property

1. Property Type: Single Family Residence
2. After Completion Appraised Value: \$590,000
3. Under Contract Purchase Price for New Buyer: \$586,243
4. SFR SF: 2,811
5. Appraised Value/SF: \$209.89
6. Lot Size: 21,286 SF
7. Total Rooms: 8
8. Bedrooms: 5
9. Bathrooms: 3
10. Stories: 1
11. Garage: 2-car attached garage
12. Exterior Wall: Wood, stucco
13. Year Built: 2021
14. Style: Semi-Custom
15. Occupancy: Non Owner Occ.
16. County: San Bernardino
17. Zoning: R-1
18. APN: 0472-451-16-0-000
19. Est. Closing Date: 09/29/21

please see description above.



Photos



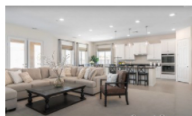
FrontView When Complete



frontview as is



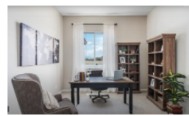
streetview



greatroom



kitchen



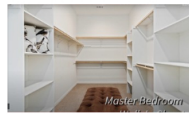
Den2



Masterbedroom



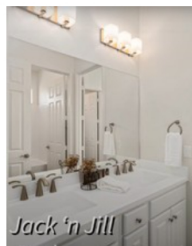
masterbathroom



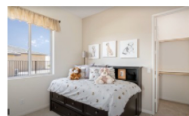
mastercloset



bedroom3



bathroom2



bedroom2





halfbathroom



laundry



coveredpatio



tract map



sideview



Aerial Map



Google Map

Documents

- [Faherty_-_Preliminary_Report.pdf \(pdf, 423KB\)](#)
- [Faherty_-_Property_Profile_\(19403_Coati_Road\).pdf \(pdf, 395KB\)](#)
- [Faherty_-_Community_Brochure_for_Dorada.pdf \(pdf, 1772KB\)](#)
- [Faherty_-_Community_Map.pdf \(pdf, 737KB\)](#)
- [Faherty_-_Construction_Budget_19403_\(Lot_102\).pdf \(pdf, 105KB\)](#)
- [Faherty_-_Community_Map.pdf \(pdf, 737KB\)](#)
- [Faherty_-_Appraisal__590k_19403_Coati.pdf \(pdf, 2754KB\)](#)

Investor Questions

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