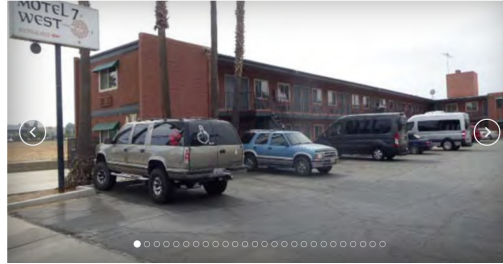


\$1,470,000 1st TD @ 9.25%, 60.00% LTV, NOO, Hotel & Land, Cash-Out Refi, 36 Mos. Term, 6 Mos. Guar. Int., 3 months Prepaid Int., \$98,000 Min. Inv., Redlands, CA 92374

1260 Alabama Street Redlands CA 92374 United States



Pledged 0%

Follow This Offering

@ Loan amount (\$)	\$1,470,000
Estimated Closing Date	Nov 17, 2021
Investor Yield	9.25%
Min. Investment	\$98,000

Contact Sponsors

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

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

Overview

Successful hospitality business owners are seeking a 1st TD Business Purpose Cash-Out refinance on their multi-million dollar Motel 7 West in Redlands, CA. Proceeds from the loan will pay off an existing \$650,000 1st TD and also pave the way for a new venture; the borrower plans to break ground on the construction of a brand new TownePlace Suites by Marriott hotel in the city of Hemet, CA.

This subject Hotel subject property is a 32-unit motel that sits on 21,500 square feet (0.49 acres) of land and contains 33 onsite parking spaces. The building itself is 8,032 square feet. The motel is located in a very busy part of Redlands close to the 210 and 10 freeways and is surrounded by numerous restaurants, fitness centers, shopping malls and retail stores.

This is a 60% LTV 1st TD based off a completed \$2,450,000 appraisal paying 9.25% for 36 mos. The loan structure features 6 months of guaranteed interest and 3 months of prepaid interest. The minimum investment for this Trust Deed opportunity is \$98,000 or 6.67% fractional interest at a 9.00% annualized return.

The borrower's own this motel, three promissory notes and a construction business which combined generate over \$650,000 per year. These proceeds will be used to payoff the loan.

What we like about this Trust Deed opportunity:

- Experienced hospitality owners
- Very popular area
- 685 and 695 FICO scores
- 9.25% Investor yield
- 6 months guaranteed interest
- 3 months prepaid interest
- 60% Loan to Value
- Income generated from the Motel alone exceeds \$30,000 per month

Possible concerns:

- Borrowers would like to close quickly

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

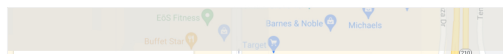
Financial

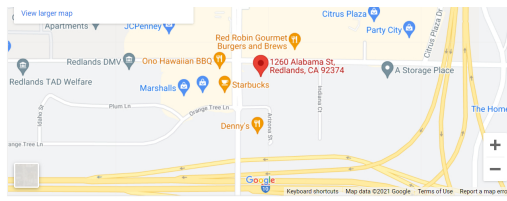
1. Offering Type: Debt
2. Investor Yield: 9.25%
3. Minimum Raise Amount: \$1,470,000
4. Minimum Investment Amount: \$98,000
5. Loan amount (\$): \$1,470,000
6. Lien position: 1st TD
7. Borrower Credit Score: 685.0
8. LTV/CLTV: 60.0%
9. Deal Type: Cash-Out Refinance
10. Loan Term Length: 36
11. Property Condition: No Rehab
12. Lien Position: 1st TD
13. Loan Type: Business Purpose Cash-Out Refi
14. Loan Amount: \$1,470,000
15. Loan to Value (LTV): 60.00%
16. Fractional Interests (15): \$73,500 or 5.00%
17. Lender Rate: 9.25%
18. Monthly Payment to Lender: \$11,331.25
19. Amortization/Term: Interest Only / 36 Mos
20. Gross Protective Equity over Appraised Value: \$980,000
21. Guaranteed Interest: 6 months
22. Prepaid Interest : 3 months
23. Borrower Credit: 685
24. Exit Strategy: Proceeds from business and selling of promissory notes

Property

1. Property Type: Motel 32-Units
2. APN: 0292-251-09-0000
3. Appraised Value: \$2,450,000
4. Site Area: 21,500 square feet (0.49 acres)
5. Appraised Value/SF: \$113.95
6. Building Size: 8,034 square feet
7. Total Units: 32
8. Stories: 2
9. Parking: 33 spots
10. Year Built: 1972
11. Architectural Style: Contemporary
12. Occupancy: Non-owner Occ.
13. County: San Bernardino
14. Zoning: EV/CG General Commercial
15. Est. Closing Date: November 17, 2021

Please see overview above.





Photos



Front of Subject



Office Lobby



Walkway



Parking and Driveway 2



Parking and Driveway



View from adjacent street



Street View



Signage



Office Lobby 2



Office



Vending Machines



Mechanical Room



Manager s Unit



Bedroom Manager s Unit



Restroom Manager s Unit



Restroom Manager s Unit 2



Bedroom Unit 205



Bathroom Unit 205



Bathroom Unit 205 2



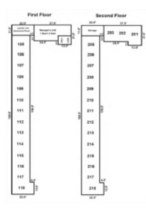
Bedroom 218



Bathroom Unit 218



Sauna Unit 218



Floor Plan



Aerial 2



Aerial 1



Google Maps

Documents

- [Makan_-_Property_Profile_\(Other_Parcel_0292-251-09-1000\).pdf \(pdf, 253KB\)](#)
- [Makan_-_Property_Profile.pdf \(pdf, 470KB\)](#)
- [Makan_-_Handwritten_Loan_Purpose_Letter.pdf \(pdf, 236KB\)](#)
- [Makan_-_Appraisal_-_2_45_Mil_.pdf \(pdf, 6959KB\)](#)
- [Makan_-_Preliminary_Report.pdf \(pdf, 477KB\)](#)
- [LOE_-_Exit_Strategy.pdf \(pdf, 869KB\)](#)

Investor Questions

Write your question here ...

Submit

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