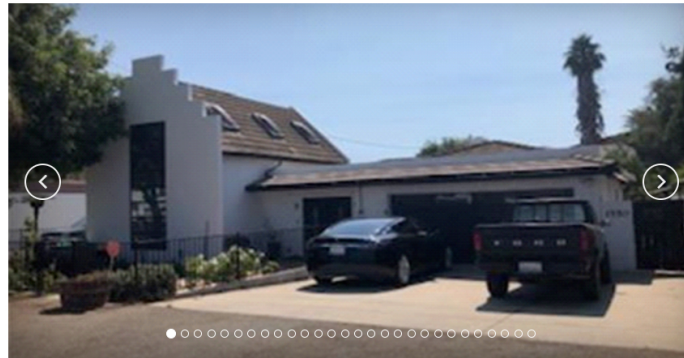


\$190,000 2nd TD @ 10.25%, SFR, OO, Business Purpose Cash-out, 36 Mos. Term, 65.02% CLTV, 6 Mos. Guar. Int., 3 Mos Prepaid Int., \$47.5k Min. Inv., Solvang, CA 93463

1550 Laurel Ave Solvang CA 93463 United States



Pledged 0%

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Loan amount (\$)	\$190,000
Estimated Closing Date	Nov 19, 2021
Investor Yield	10.25%
Min. Investment	\$47,500

Contact Sponsors



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

Overview

Successful previous Mortgage Vintage borrower and Restaurant and Bar owners seeking a business purpose cash-out 2nd TD on this owner occupied SFR in Solvang, Santa Barbara County. Proceeds from the loan will be used to help fund the third restaurant location in the city of Buellton which is also in Santa Barbara County. The owner's restaurants are highly rated and very popular destinations in Santa Barbara County.

The subject property is a unique single level traditional ranch style home sitting on a 12,197 SF lot. The home is 4,313 SF with 12 total rooms including 3 bedrooms and 2 bathrooms, and a 2-car attached garage. The home is in a beautiful part of Santa Barbara county, located next to schools, shopping, restaurants, recreation and medical facilities. The city of Solvang is also known for its many wineries.

This is a 65.02% CLTV on the Broker Price Opinion Value of \$1,095,000 with 6 months Guaranteed Interest and 3 months Prepaid Interest, yielding a 10.25% annualized return. The minimum investment is \$47.5k or 25.00%. Exit strategy is to pay off this loan with business proceeds.

What we like about this Trust Deed opportunity:

1. Solvang, Santa Barbara County location
2. Successful restaurant owners with two location that are currently successfully operating
3. 10.25% annualized return
4. 6 months Guaranteed Interest
5. 65.02% CLTV

Possible concerns:

1. 65% CLTV

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: 10.25%
3. Minimum Raise Amount: \$190,000
4. Minimum Investment Amount: \$47,500
5. Loan amount (\$): \$190,000
6. Lien position: 2nd TD
7. Borrower Credit Score: 690.0
8. LTV/CLTV: 65.02%
9. Deal Type: Cash Out
10. Loan Term Length: 36
11. Property Condition: No Rehab
12. Lien Position: 2nd TD
13. Loan Type: Business Purpose Cash-Out Refi
14. Loan Amount: \$190,000
15. Existing 1st TD Loan: \$522,000
16. Combined Loan Amount: \$712,000
17. CLTV on BPO Value: 65.02%
18. Net CLTV on BPO Value: 63.07%
19. Fractional Interests (5): \$47,500 or 25%
20. Lender Rate: 10.25%
21. Monthly Payment to Lender: \$1,622.92
22. Amortization/Term: Interest Only / 36 Months
23. Gross Protective Equity over BPO Value: \$383,000

24. Guaranteed Interest: 6 Months
25. Prepaid Interest: 3 Months
26. Borrower Credit: 690 and 636
27. Exit Strategy: Refinance

Property

1. Property Type: SFR
2. BPO Value: \$1,095,000
3. Gross Living Area: 4,313 square feet
4. BPO Value/sqft: \$253.88
5. Lot Size sqft: 12,197 square feet
6. Total Rooms: 12
7. Bedrooms: 3
8. Bathrooms: 2
9. Stories: 1
10. Garage: 2-car attached garage
11. Exterior Wall: Stucco
12. Year Built: 1975
13. Architectural Style: Traditional Ranch
14. Occupancy: Owner Occ.
15. County: Santa Barbara
16. Zoning: Residential - Single Family
17. APN: 139-113-007
18. Est. Closing Date: 11/19/2021

Please see above for detailed description



Photos



Front



Exterior Left Side



Exterior Right Side



Street View



Kitchen a



Kitchen b



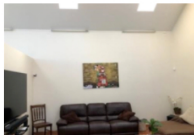
Kitchen c



Dining Room a



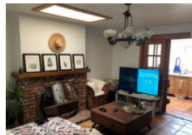
Dining Room b



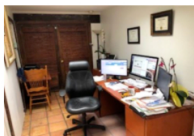
Living Room



Family Room



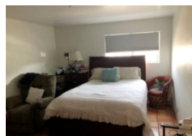
Den



Office a

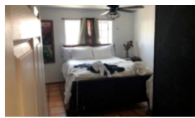


Bedroom a

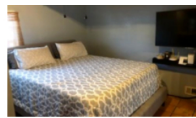


Bedroom b

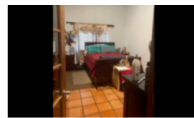




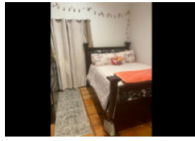
Bedroom c



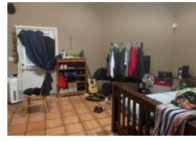
Bedroom d



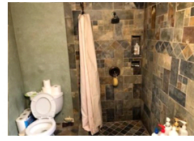
Bedroom e



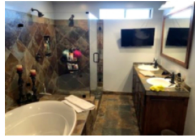
Bedroom f



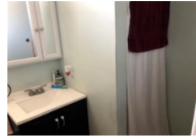
Bedroom g



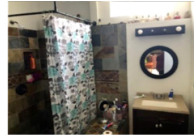
Bathroom a



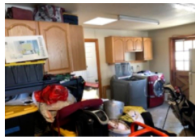
Bathroom b



Bathroom c



Bathroom d



Garage



Patio



Back Yard



Google

Documents

[Uribe_-_BPO_-_1.095_Mil_-_10-26-21.pdf](#) (pdf, 5438KB)

[Uribe_-_Preliminary_Report.pdf](#) (pdf, 337KB)

[Uribe_-_Property_Profile.pdf](#) (pdf, 830KB)

[Uribe_-_Value_-_Zillow__1.078M.pdf](#) (pdf, 235KB)

[Uribe_-_Value_-_Redfin__1.248M.pdf](#) (pdf, 1743KB)

Investor Questions

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