

\$364,000 1st TD @ 8.75%, 70.00% LTV, 68.08% Net LTV, NOO, SFR, CO, 24 Mos., 6 Mos. Guar Int, 3 Mos Prepaid Int, \$36,400 min inv., Santa Ana, CA
 625 S. Broadway Santa Ana CA 92701 United States



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

Pledged 0%

Follow This Offering

Loan amount (\$)	\$364,000
Estimated Closing Date	Sep 30, 2021
Investor Yield	8.75%
Min. Investment	\$36,400

Contact Sponsors

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

Overview

Successful Mortgage Vintage Borrower and Real estate investor is seeking a business purpose cash-out 1st TD on this non-owner occupied investment property in Santa Ana, CA in Orange County. Borrower purchased the property in Sept. 2021 for all cash and the funds from our loan will be used to improve property and add an ADU and JADU.

The subject property is 1,471 SF contemporary style SFR sitting on a 6,250 SF corner lot. The home has 6 total rooms with 2 BR/2 BA and a 2-car detached garage. The property West of the 55 Fwy and SW of the 5 FWY and centrally located to schools, entertainment, restaurants, shopping, parks and medical facilities. Property is not currently occupied, however, market rents for the approved 3 units are approximately \$3,000 for the 3/2 front unit, \$1,500 for the 1/1 JADU and \$2,800 for the 2/1 ADU. Total expected rents total \$7,300. Exit strategy from our loan is a sale of the 3 unit property.

This loan is 70.00% LTV on the BPO value of \$520k. Purchase Price was \$537k and with multiple offers. Loan structure features 6 months' guaranteed interest, 3 months' prepaid interest and 8.75% annualized return. Minimum investment is \$36,400 or 10%.

What we like about this Trust Deed opportunity:

1. Non-owner occupied investment property moving to a 3 unit property
2. 8.75% annualized return
3. 6 months guaranteed interest
4. 3 months prepaid interest
5. Successful Mortgage Vintage Borrower

Possible concerns:

1. None

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

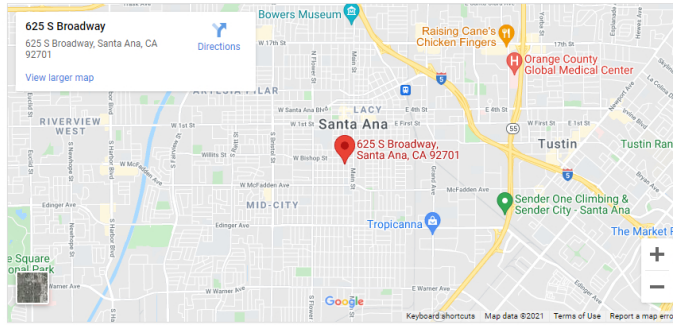
Financial

1. Offering Type: Debt
2. Investor Yield: 8.75%
3. Minimum Raise Amount: \$364,000
4. Minimum Investment Amount: \$36,400
5. Loan amount (\$): \$364,000
6. Lien position: 1st TD
7. Borrower Credit Score: 786.0
8. LTV/CLTV: 70.0%
9. Deal Type: Cash Out
10. Loan Term Length: 24
11. Property Condition: Minor Rehab
12. Lien Position: 1st TD
13. Loan Type: Business Purpose Cash-Out Refi
14. Loan Amount: \$364,000
15. LTV on BPO Value: 70.00%
16. Net LTV on BPO Value: 68.08%
17. Fractional Interests (10): \$36,400 or 10.00%
18. Lender Rate: 8.75%
19. Monthly Payment to Lender: \$2,730.00
20. Amortization/Term: Interest Only / 24 Mos
21. Gross Protective Equity over BPO Value: \$156,000
22. Guaranteed Interest: 6 Months
23. Prepaid Interest: 3 months
24. Borrower Credit: 786
25. Exit Strategy: Sale of Property

Property

- 1. Property Type: Single Family Residence
- 2. Future Property Type: 3 units
- 3. BPO Value: \$520,000
- 4. Purchase Price Sept. 2021: \$537,000
- 5. Home SF: 1,471
- 6. BPO Value/SF: \$353.50 psf
- 7. Lot Size SF: 6,250 or .14 acre
- 8. Total Rooms: 6
- 9. Bedrooms: 2
- 10. Bathrooms: 2
- 11. Stories: 1
- 12. Garage: Detached 2-car
- 13. Exterior Wall: Brick, Stucco
- 14. Year Built: 1925
- 15. Architectural Style: Contemporary
- 16. Occupancy: Non-owner Occ.
- 17. County: Orange
- 18. Zoning: Residential
- 19. APN: 010-153-01
- 20. Est. Closing Date: 10/4/2021

Please see overview above.



Photos



Front



Living Room



Living Room 2



Kitchen Pic 2



Kitchen Pic 3



Kitchen



Bedroom 1



Interior



Interior 2



Porch



Laundry Area



Back of House



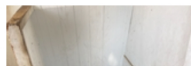
Detached Garage Side



Detached Garage 1



Detached Garage 2





Side of House 1



Stairs to Below House



Side of House P3



Streetview 1



Streetview 2



Streetview 3



Curb Address

Documents

- [Delgado_-_BPO_-_520k-9-17-21.pdf \(pdf, 4439KB\)](#)
- [Delgado_-_Preliminary_Report.pdf \(pdf, 286KB\)](#)
- [Delgado_-_Property_Profile.pdf \(pdf, 642KB\)](#)
- [Delgado_-_Value_-_Zillow__536K.pdf \(pdf, 116KB\)](#)
- [Delgado_-_Value_-_Redfn__537K.pdf \(pdf, 1624KB\)](#)

Investor Questions

Write your question here ...

Submit

Covering California

260 Newport Center Dr. Suite #403
Newport Beach, CA 92660

Contact Us

(949) 438-0591
info@crowdtrustdeed.com

Follow

