

\$433,000 2nd TD @ 10.00%, NOO, ADU, Cash-Out, 62.00% CLTV, 26.24% Net LTV, \$430,000 Funds Control, 24 Mos. Term, 6 Mos. Guar. Int., \$43,300 Min Investment, Los Angeles, CA 90045

5959 W 85th Pl Los Angeles CA 90045 United States



Pledged 0%

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Loan amount (\$)	\$433,000
Estimated Closing Date	Oct 21, 2021
Investor Yield	10.00%
Min. Investment	\$43,300

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CTD

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Overview

Real estate investor is seeking a business purpose 2nd TD cash-out on this Duplex rental investment property in Los Angeles, CA. 100% of the funds from our loan proceeds will be put into Funds Control to reconfigure the existing Duplex and add 2 new fully permitted ADU units in the back of this subject property. Exit strategy from our loan is a conventional refinance once construction is complete.

The subject property is a traditional style Duplex in a suburban neighborhood surrounded by like properties many of which have been fully renovated. The subject property when the two ADUs are complete will total 2,905 SF of rentable living space. The subject property will be divided into 4 rental units, sitting on a 6,431 SF lot. The existing duplex will be converted from two 1BR/1BA units (598 Sq Ft each) to two 2BR/2BA units (840 Sq Ft each). The new two additional ADUs once completed will each consist of 4 total rooms with 1 BR/1BA = 612.5 Sq Ft each. The subject property is very well located just East of Marina Del Rey, Play Del Rey and the Los Angeles Airport. The subject property is located near many schools, shopping, and restaurants; just West of the 405 FWY.

This is a 62.00% CLTV and 26.24% Net CLTV on a recent appraised value of \$1,650,000. Loan structure features 6 months' guaranteed interest, \$430,000 in funds control, and 10.00% annualized return. Minimum investment is \$43,300 or 10%.

What we like about this Trust Deed opportunity:

1. Well located Duplex; once complete 4 rentable units
2. 10.00% annualized return
3. 62.00% CLTV
4. 26.24% Net CLTV
5. 100% funds in Funds Control (\$430k)
6. 6 months Guaranteed Interest
7. 677 FICO

Possible concerns:

1. The borrower needs to close as soon 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



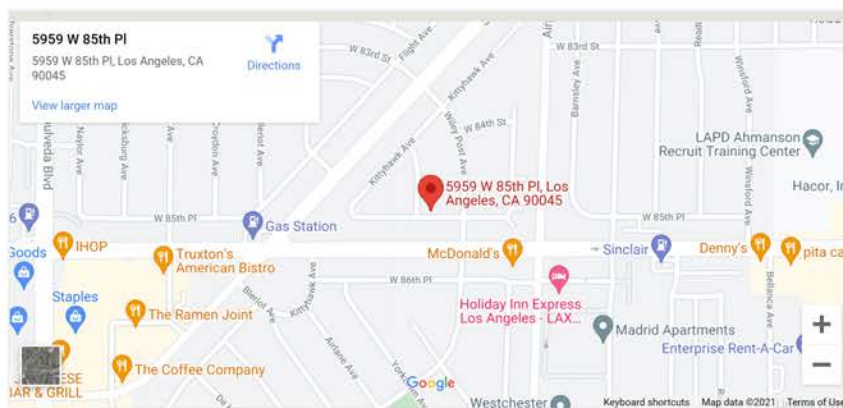
Financial

1. Offering Type: Debt
2. Investor Yield: 10.00%
3. Minimum Raise Amount: \$433,000
4. Minimum Investment Amount: \$43,300
5. Loan amount (\$): \$433,000
6. Lien position: 2nd TD
7. Borrower Credit Score: 677.0
8. LTV/CLTV: 62.0%
9. Deal Type: ADU Construction
10. Loan Term Length: 24
11. Property Condition: Major Rehab
12. Lien Position: 2nd TD
13. Loan Type: Cash-Out Refi - ADU Construction
14. Loan Amount: \$433,000
15. Existing 1st TD Loan: \$590,000
16. Combined Loan Amount: \$1,023,000
17. After Completion Appraised Value: \$1,650,000
18. CLTV on ARV Value: 62.00%
19. Fractional Interests (10): \$43,300 or 10%
20. Lender Rate: 10.00%
21. Monthly Payment to Lender: \$3,608.33
22. Amortization/Term: Interest Only / 24 Months
23. Gross Protective Equity over Appraised After Value: \$627,000
24. Guaranteed Interest: 6 Months
25. Funds Control: \$430,000
26. Borrower Credit: 677
27. Exit Strategy: Conventional Refinance

Property

1. Property Type: Duplex moving to 4 Unit
2. Appraised After Completion Value: \$1,650,000
3. Gross Living Area: 2,905 SF after completion
4. Appraised After Completion Value/per SF: \$567.99
5. Bedrooms: 6
6. Bathrooms: 6
7. Stories: 1
8. Garage: 2-car garage and 2 car driveway
9. Exterior Wall: Stucco
10. Year Built: 1943 front two units and 2021 back ADUs.
11. Architectural Style: Traditional
12. Occupancy: Non-Owner Occ.
13. County: Los Angeles
14. Zoning: Residential
15. Est. Closing Date: 10/21/2021

see above



Photos



Front



Side View



Rear



Street View



Existing Garage



Unit 1 Front



Unit 1 Rear



Unit 1 Living Room



Unit 1 Kitchen



Unit 1 Dining Room



Unit 1 Bedroom



Unit 1 Bathroom



Unit 1 Bonus Room



Unit 2 Front



Unit 2 Rear



Unit 2 Living Room



Unit 2 Kitchen



Unit 2 Dining Room



Unit 2 Bedroom



Unit 2 Bathroom



Unit 2 Bonus Room



Side



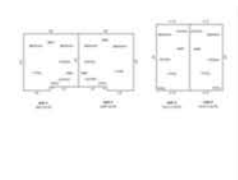
AC Unit



Electrical Box



Porch Area



Room	Area	Volume
Unit 1 Living Room	12.00	12.00
Unit 1 Kitchen	10.00	10.00
Unit 1 Dining Room	10.00	10.00
Unit 1 Bedroom	10.00	10.00
Unit 1 Bathroom	5.00	5.00
Unit 1 Bonus Room	10.00	10.00
Unit 2 Living Room	12.00	12.00
Unit 2 Kitchen	10.00	10.00
Unit 2 Dining Room	10.00	10.00
Unit 2 Bedroom	10.00	10.00
Unit 2 Bathroom	5.00	5.00
Unit 2 Bonus Room	10.00	10.00



Google View

Units Diagram



Ariel View

Documents

- [Young_-_Glider_-_Appraisal_-_1.65_Mil._5959_W_85th_Pl_Los_Angeles_CA_90045_\(002\).pdf](#) (pdf, 4637KB)
- [Preliminary_Report..pdf](#) (pdf, 311KB)
- [Young_-_Property_Profile_\(85th_Place\).pdf](#) (pdf, 591KB)
- [8510_Glider_REMODEL_Ave_Los_Angeles_Ca_work_order_invoice_due___001-09-20-2021__\(3\).pdf](#) (pdf, 107KB)
- [Young_-_Value_-_Redfin__1_097_157.pdf](#) (pdf, 1674KB)
- [Young_-_Value_-_Zillow__1_095_700.pdf](#) (pdf, 436KB)

Investor Questions

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