

**\$550,000 2nd TD @ 15.75%, 55.00% CLTV, 54.78% Net LTV, OO, Commercial, Cash-Out, 18 Mos. Term, 6 Mos. Guar., 3 Mos. Prepaid, \$55,000 Min. Inv., Adelanto, CA**

17339 Muskrat Ave. #7 Adelanto CA 92301 United States



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

### Overview

Mortgage Vintage borrower is seeking a \$550k business purpose 2nd TD on this commercial building in Adelanto, CA. Borrower's \$5.5M 1st TD is current and held by Mortgage Vintage. 100% funds from this 2nd TD will be used towards deposit of another high output cultivation system to support borrower's surging cannabis product demand. Borrower's cannabis business has now generated \$7.4M in crop sales between Jan - September 2021; Recent P&L provided in investor file.

**Borrower has multiple exit strategies for this new 2nd TD and existing 1st TD Mortgage Vintage loans:** a consolidated refinance, business proceeds or a flip/sale of property & business packaged together with projected sale price of \$20M - \$25M for as is property, all existing equipment and lucrative, stable income producing cannabis brand "American Apothecary". Borrower intends to pay-off both loans through one of these available exit strategies in 12 months.

The subject property is a two story, commercial-industrial building comprised of 38,000 SF rentable space located on a .69 acres parcel with a single rollup truck door and 24x7 gated guard. This subject property is 100%, fully occupied, single tenant, borrower's cannabis company, paying \$120,000/per month in rent with 3% annual increases. All required state and local cannabis licenses and permits are in place.

Subject property is very well located in the heart of California's cannabis industry growth center in Adelanto CA, next to the Southern California Logistics Airport also known as "Victorville Airport" a large commercial use airport designed to provide major corporations with logistics needs, access to a global gateway to the Western United States. Located also near Interstate 15 FWY. and the city of Victorville.

This loan is a 55.00% LTV on recent as is appraised value of \$11,000,000. Loan structure features 6 months' guaranteed interest, 3 months' prepaid interest and 15.75% annualized investor return. Minimum investment is \$55,000.

What we like about this Trust Deed opportunity:

1. Very experienced real estate investor, broker and property management owner
2. Borrower \$10M "skin in game" in purchase of building, permanent improvements and cultivation systems
3. Legally permitted/licensed cannabis business – single tenant/owner-occupied
4. 15.75% Investor Yield
5. 55.00% LTV / 54.78% Net LTV
6. 6 months guaranteed interest
7. 3 months prepaid interest
8. \$4,950,000 Gross Protected Equity
9. Steadily increasing crop sales; 7.4M Jan - Sept 2021.
10. Low Risk Enviroscreen Report
11. P&L provided in Dropbox
12. 669 FICO (borrower had very recent mid 750 FICO; LOE in investor file)

Possible concerns:

1. Borrower would like to close as soon as possible
2. Cannabis prices may fluctuate

### 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



Ms. Nicole Smith

### Financial

1. Offering Type: Debt
2. Investor Yield: 15.75%

Pledged 30%

[Follow This Offering](#)

Loan amount (\$)	\$550,000
Estimated Closing Date	Nov 17, 2021
Investor Yield	15.75%
Min. Investment	\$55,000

### Investors

Name	Amount
Someone	\$110,000
Someone	\$55,000

### Contact Sponsors



Sandy MacDougall CTD

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



Nicole Smith

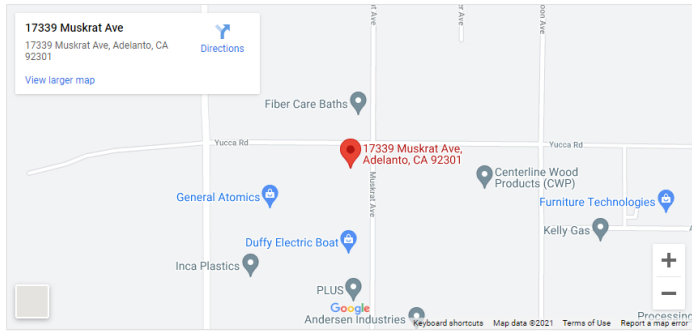
[Send Message](#)  
Email Nicole  
[9496372977](#)

3. Minimum Raise Amount: \$550,000
4. Minimum Investment Amount: \$55,000
5. Loan amount (\$): \$550,000
6. Lien position: 2nd TD
7. Borrower Credit Score: 669.0
8. LTV/CLTV: 55.0%
9. Deal Type: Cash Out
10. Loan Term Length: 18
11. Property Condition: No Rehab
12. Lien Position: 2nd TD
13. Loan Type: Business Purpose Cash Out
14. Loan Amount: \$550,000
15. LTV on Appraised Value: 55.00% / 54.78% Net CLTV
16. Fractional Interests (10): \$55,000
17. Lender Rate: 15.75%
18. Monthly Payment to Lender: \$7,218.75
19. Amortization/Term: Interest Only / 18 Months
20. Gross Protective Equity over Appraised Value: \$4,950,000
21. Guaranteed Interest: 6 Months
22. Prepaid Interest: 3 Months
23. Borrower Credit: 669
24. Exit Strategy: Consolidated REFI, sale of business or business proceeds

### Property

1. Property Type: COMMERCIAL LIGHT INDUSTRIAL CANNABIS PROPERTY
2. Recent Appraised Value: \$11,000,000 or \$289.47/PSF
3. Building SF: 38,000 sf
4. Land Area: .69 Acres or 29,925 sf
5. Stories: 2 Stories
6. Year Built: 2018
7. Occupancy: Owner Occupied
8. County: San Bernardino
9. Zoning: LM – Light Manufacturing District and Cannabis
10. APN: 0459-851-08
11. Est. Closing Date: 11/15/21

See description above.



### Photos



sideview5



sideview4



guardentry



streetview



waterfiltering2



waterstorage



nursery



employee breakroom



warehouse





hallway3



nutrientsystem



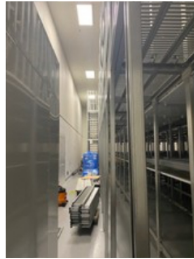
growroom5



guardedfrontdesk



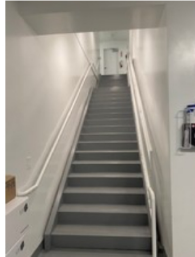
hallway4



cultivationinfrastructure



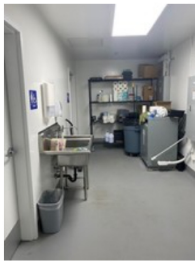
dryroom3



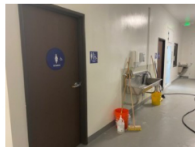
stairs



interiorview4



cleaningroom



employee bathrooms



cultivationroom3



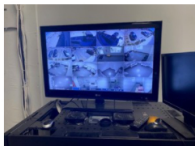
employeeuniform



systems



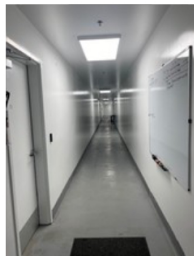
product



security cameras



entry



hallway



electrical



american apothecary



backview2



sideview



fencesurrounding



industrialpark



aerial Map



google map

#### Documents

[Kakuuchi\\_-\\_11M\\_-\\_Sept\\_2021\\_17339\\_MUSKRAT\\_AVE\\_\\_7\\_-\\_ADELANTO\\_APPRAISAL.pdf](#) (pdf, 24668KB)

[Kakuuchi\\_-\\_PreliminaryReport.pdf](#) (pdf, 283KB)

[Kakuuchi\\_-\\_Property\\_Profile.pdf](#) (pdf, 233KB)

[Kakuuchi\\_-\\_Enviroscreen\\_-\\_LowRisk\\_-\\_21109-38208\\_ES\\_17339\\_Muskra\\_Ave\\_\\_7\\_Adelanto\\_CA\\_92301.pdf](#) (pdf, 22168KB)

[Kakuuchi\\_-\\_Cannabis\\_City\\_Permit.pdf](#) (pdf, 210KB)

[Kakuuchi\\_-\\_Cannabis\\_State\\_License.pdf](#) (pdf, 118KB)

#### 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

