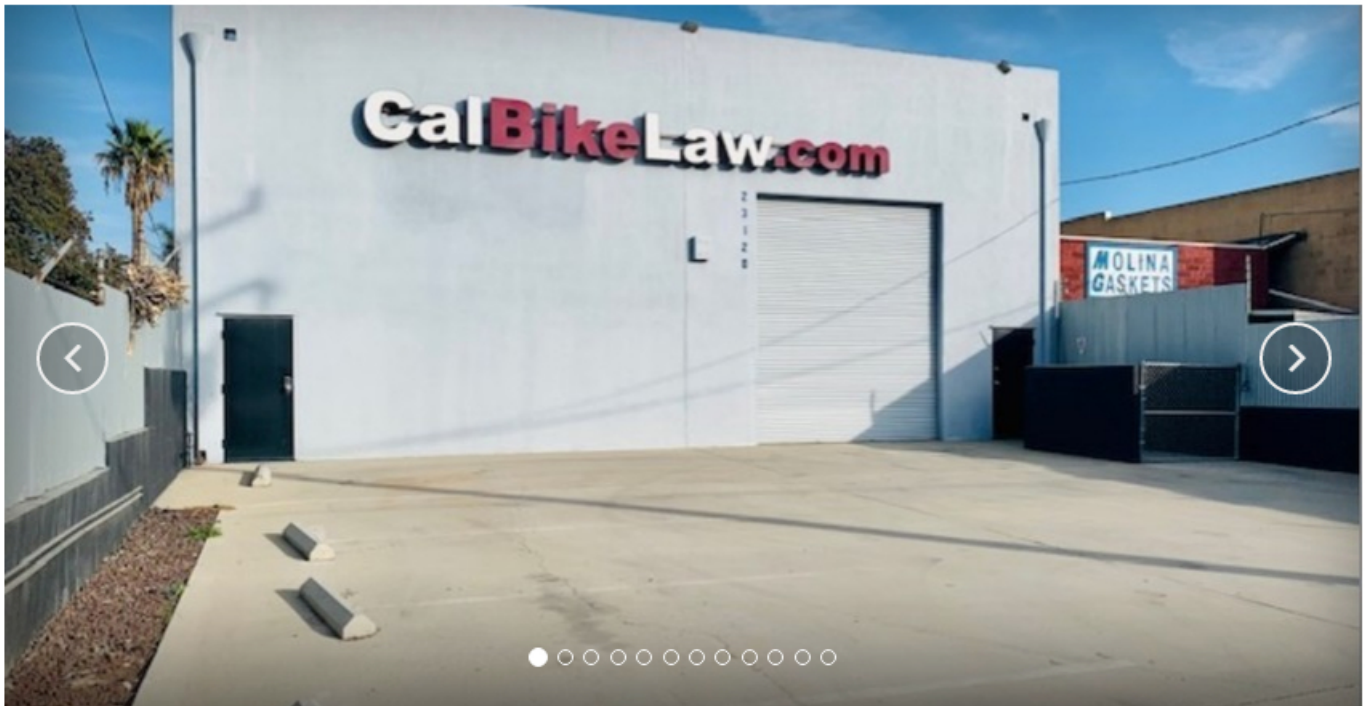


\$1,116,500 1st TD @ 9.50%, Industrial, Purchase, NOO, 69.78% LTV Appraisal, 70% LTV PP, 24 Mos Term, \$111,650k Min Inv, 6 mos. Guar Int, Torrance, CA 90502

23120 Mariposa Avenue Torrance CA 90502 United States



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

Overview

777 FICO successful Mortgage Vintage borrower and experienced real estate investor is seeking a 1st TD to purchase this industrial building in Torrance, Los Angeles, CA. Borrower is bringing \$478,500 personal "skin in the game" funds to close.

The subject property is a single tenant, gated industrial building with 3,450 SF of rentable space and sits on a 6,179 SF lot. The subject building offers 2 offices, 2 restrooms, a storage room, a warehouse with an 18' clear height, one large metal roll up door and a fire / security system. Onsite parking consists of 8 concrete paved parking spaces with additional parking available on Mariposa Avenue. The subject property is very well located, just off the 110 FWY, near Pacific Coast Highway 1 and close to Old Town Torrance.

The subject property was used as a storage / warehouse for a law firm. Borrower will continue to operate it as a warehouse / storage facility for a new tenant with projected triple net rental income of \$9,250/monthly. Borrower is improving property with heightened security and installing file boxes to maximize storage rental income. Environmental Report shows no Further Action Required.

Exit strategy: commercial refinance

This loan is 69.78% LTV on a recent appraised value of \$1.6M and 70% on purchase price of \$1,595,000. Loan structure features 6 months guaranteed interest and 9.50% annualized return. Minimum investment is \$111,650 or 10%.

What we like about this Trust Deed opportunity:

1. Successful Mortgage Vintage borrower and experienced real estate investor

2. 777 FICO
3. \$478,500 Borrower "skin in the game"
4. 9.50% Investor Rate
5. 6 months Guaranteed Interest

Possible concerns:

1. Borrower needs to close by January 14, 2022

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

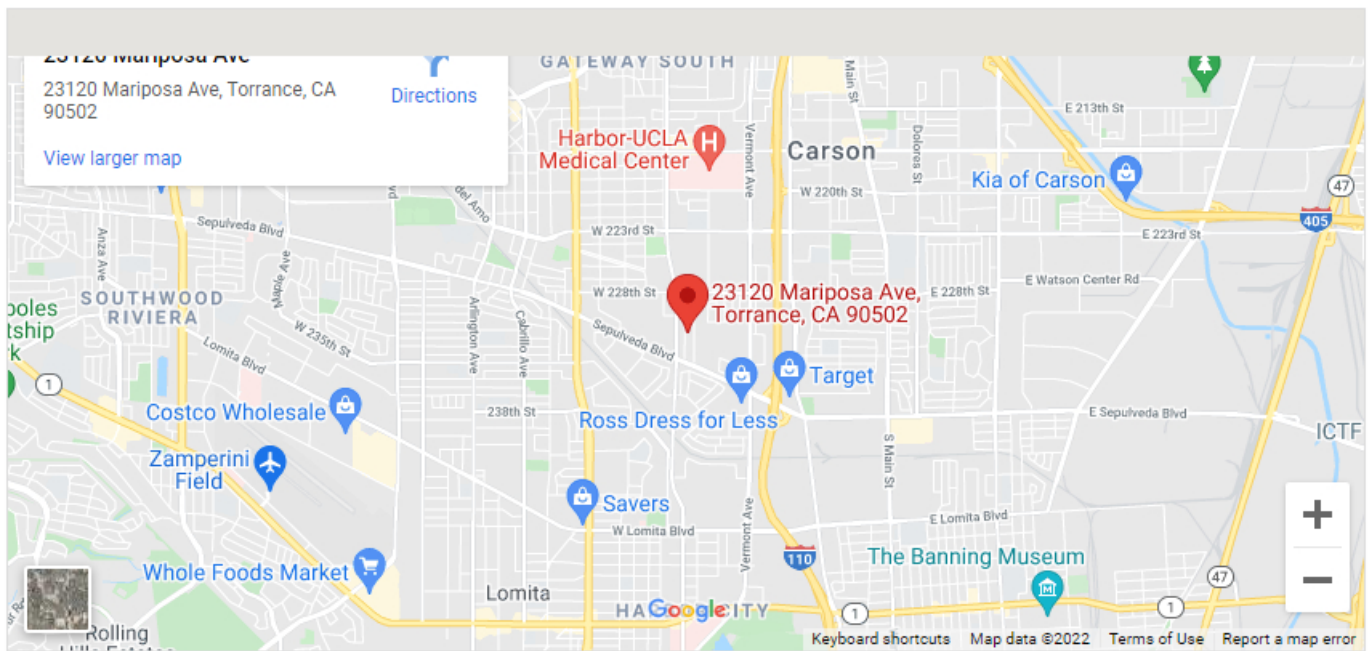
Financial

1. Offering Type: Debt
2. Investor Yield: 9.50%
3. Minimum Raise Amount: \$1,116,500
4. Minimum Investment Amount: \$111,650
5. Loan amount (\$): \$1,116,500
6. Lien position: 1st TD
7. Borrower Credit Score: 777.0
8. LTV/CLTV: 69.78%
9. Deal Type: Purchase
10. Loan Term Length: 24
11. Property Condition: No Rehab
12. Lien Position: 1st TD
13. Loan Type: Purchase
14. Loan Amount: \$1,116,500
15. LTV on Appraised Value / LTV on Purchase Price: 69.78% / 70.00%
16. Fractional Interests (10): \$111,650 or 10%
17. Lender Rate: 9.50%
18. Monthly Payment to Lender: \$8,838.96
19. Projected Rental Income to Borrower: \$9,250.00/mo.
20. Amortization/Term: Interest Only / 24 Months
21. Gross Protective Equity over Appraised Value: \$483,500
22. Guaranteed Interest: 6 Months
23. Borrower Credit: 777
24. Exit Strategy: Commercial Refinance

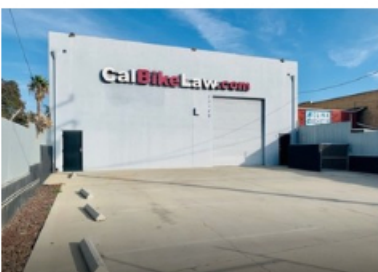
Property

1. Property Type: Industrial
2. Appraised Value: \$1,600,000 / Purchase Price: \$1,595,000
3. Loan Amount: \$1,116,500
4. Net rentable SF: 3,450 SF
5. Appraised Value/SF: \$463
6. Lot Size: 6,179 SF
7. Construction: Good Class B
8. Environmental: no further action required
9. Year Built: 1982
10. Parking Spaces: 8 concrete paved parking spaces
11. Occupancy: Non-Owner Occupied
12. County: Los Angeles
13. Zoning: M1-Industrial
14. APN: 7407-017-019
15. Cap Rate: 4.75
16. Est. Closing Date: 01-14-22

see above description.



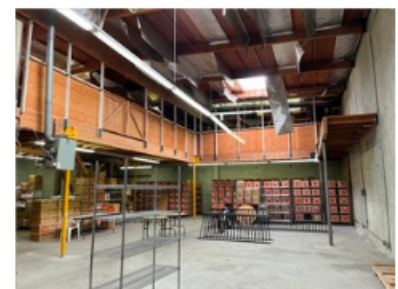
Photos



frontview



parking



interior 2



interior 1



office1



office



bathroom



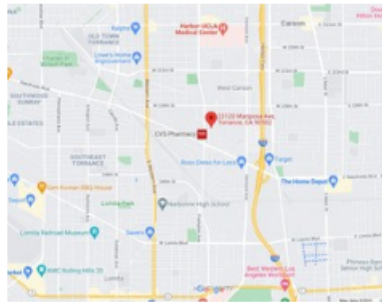
sideview



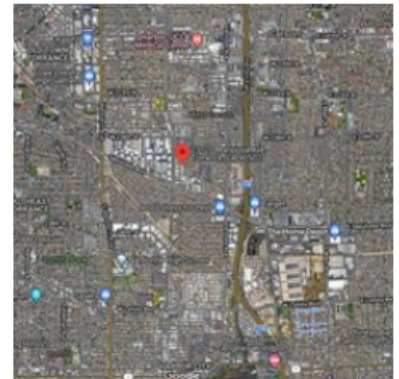
rearview



frontgate



google map smith



aerial map

Documents

[Smith_-_Appraisal_-_1.6_Mil.-12-28-21.pdf](#) (pdf, 1645KB)

[Smith_-_Preliminary_Report.pdf](#) (pdf, 427KB)

[Smith_-_Property_Profile.pdf](#) (pdf, 422KB)