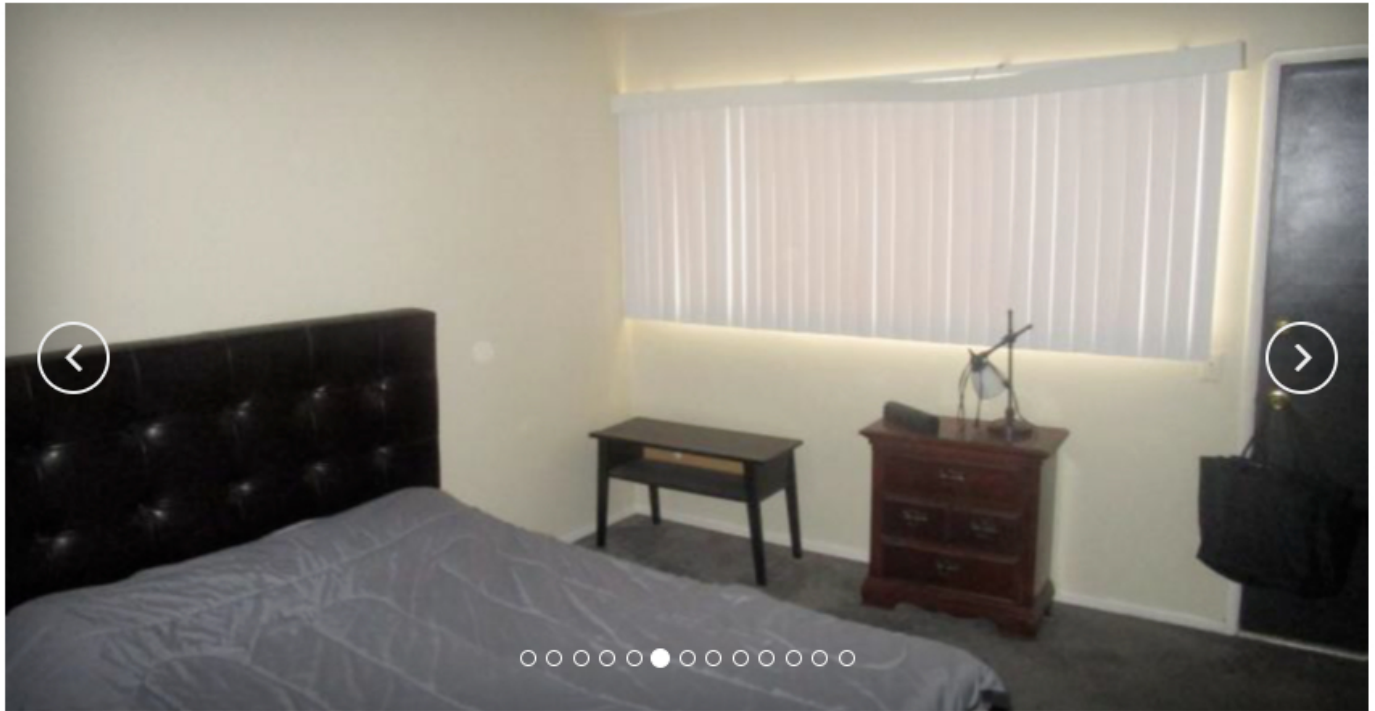


[\\$1,650,000 1st TD @ 7.25%, Cash-Out Refinance, 13-unit Multi-Family, 56.90% LTV, 54.34% Net LTV, 24 Mos. Term, 6 Mos. Prepaid Int., 6 Mos. Guaranteed Int., \\$82.5k Min. Inv., Los Angeles, CA 90008](#)

3869 Don Tomaso Drive Los Angeles CA 90008 United States



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

## Overview

747 credit score borrower and successful real estate investor seeing a 1st TD cash-out refinance on this 13-unit multi-family property in Los Angeles, CA. The borrower has multiple real estate investment properties in the Southern California area. They are looking to refinance the existing TD and also take out some cash to do numerous repairs and improvements to the property to increase its rents, value and appeal. Once all of the upgrades to the property have been completed, the exit strategy for the borrower is to refinance out of our loan. They would like to get the funds quickly and make repairs/upgrades now while the market is hot.

The subject property consists of a 13-unit apartment building that offers 2 freestanding apartment buildings and a pool house. The buildings are 2-stories, with good quality class "D" construction with wood frame, stucco walls and composition shingle roofing. The subject site consists of a single parcel that totals 0.40 Acres, or 17,384 square feet, and is located on a commercial/residential street. The building offers eight 2 bedroom / 2 bathroom units, one 2 bedroom / 1 bathroom unit, and four 1 bedroom / 1 bathroom units. The interior offers carpet/hardwood/vinyl flooring, tile kitchen and bathroom backsplash shower walls, and tile countertops. Onsite parking consists of 8 built-in garage parking spaces and 7 carport parking spaces. In addition, public parking is available along Don Tomaso Dr. The subject also has a courtyard with a pool and pool house. Parks, schools, shopping, museums, breweries and major freeways are all just a few minutes away from the subject property.

The apartment buildings that encompass the subject property were 100% leased and occupied as of the date of value. Total Effective Gross rental income is currently at \$265,430 with an NOI at \$159,709. When a market Cap Rate of 5.5% is applied, the value comes out to \$2.9 Mil. The Gross Monthly rent of \$23,100 is almost double the interest only payment for this loan. Each unit is valued at \$223,500 by the price per unit approach to value.

This loan is a 56.90% LTV, 54.34% Net LTV on the Appraised value of \$2,900,000. Loan structure features 6 months'

of prepaid interest, 6 months of guaranteed interest and an 7.25% annualized return. Minimum investment is \$82.5k or 5%.

What we like about this Trust Deed opportunity:

1. Low LTV - 56.90% LTV & 54.34% Net LTV
2. Great Los Angeles County location
3. 747 Credit Score
4. Highly experienced real estate investors
5. \$159k NOI
6. 6 months' Guaranteed Interest
7. 6 months Prepaid Interest
8. No vacancies

Possible concerns:

1. Borrower would like 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.



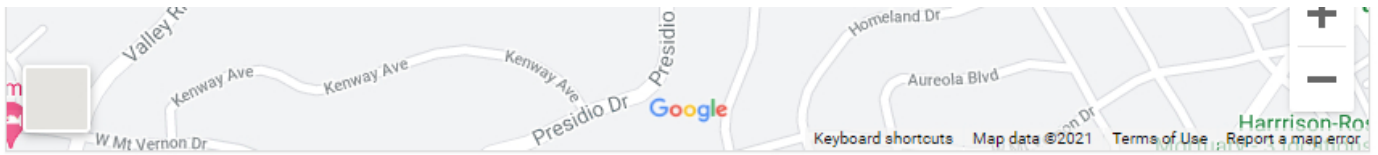
**Mr. Sandy MacDougall CTD**

## Financial

1. Offering Type: Debt
2. Investor Yield: 7.25%
3. Minimum Raise Amount: \$1,650,000
4. Minimum Investment Amount: \$82,500
5. Loan amount (\$): \$1,650,000
6. Lien position: 1st TD
7. Borrower Credit Score: 747.0
8. LTV/CLTV: 56.9%
9. Deal Type: Cash-Out Refinance
10. Loan Term Length: 24
11. Property Condition: Minor Rehab
12. Lien Position: 1st TD
13. Appraisal Value: \$2,900,000
14. Loan Type: Cash-Out Refinance
15. Loan Amount: \$1,650,000
16. LTV on Appraised Value: 56.90%
17. Value per Unit: \$223,500







## Photos



Front



Exterior and Carports



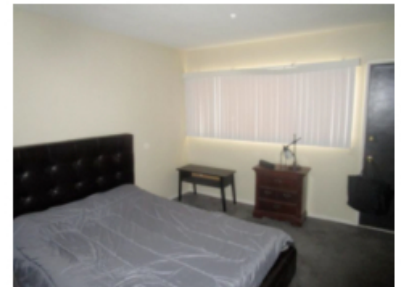
Exterior Side



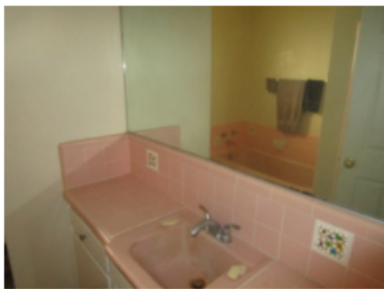
Street Scene



Subject Kitchen



Subject Bedroom



Subject Bathroom



Laundry Room



Pool and Pool House



View of LA from Subject Property



Building Plan




Google




Aerial View


## Documents

 James\_-\_Appraisal\_\_2.9\_Mil\_(Don\_Tomaso).pdf (pdf, 1865KB)

 James\_-\_Preliminary\_Report\_(Don\_Tomaso).pdf (pdf, 290KB)

 James\_-\_Property\_Profile\_-\_3869\_Don\_Tomaso\_Dr.pdf (pdf, 660KB)

 James\_-\_Zillow\_-\_No\_Value.pdf (pdf, 380KB)

 James\_-\_Redfin\_-\_No\_Value.pdf (pdf, 279KB)