

\$585,000 1st @ 8.50%, 65.00% LTV, 63.38% Net LTV, Cash-Out, NOO, Office Condo - Live Work, 24 Mos. Term, 6 Mos. Guaranteed Int., 3 Mos. Prepaid Int., \$58,500 Min. Inv., Santa Ana, CA 92701

190 W. 3rd St. Santa Ana CA 92701 United States



Pledged 0%

Follow This Offering

Loan amount (\$)	\$585,000
Estimated Closing Date	Dec 31, 2022
Investor Yield	8.50%
Min. Investment	\$58,500

Contact Sponsors



Sandy MacDougall
CTD

- Send Message
- Email Sandy
- (949) 632-6145

Overview Management Financial Property Map Photos Documents Questions

Overview

Highly successful Real Estate Investor and previous Mortgage Vintage borrower is seeking a cash-out refinance 1st TD on this mixed use office/residential condominium property in Santa Ana, CA in Orange County. The property is currently and has since inception being used as the Headquarters for Caboraca Investments, Inc. which is a Real Estate Brokerage and Construction Co. founded by our borrower. Funds from our loan will be used as working capital to invest in other real estate opportunities. Borrower is an experienced fix and flip investor and developer with a track record of over 9 successful loans with Mortgage Vintage.

Subject property is a Class B mixed use office/residential condominium located in the heart of Santa Ana. The property was built in 2011. The property is configured to house 1 tenant and could be used for living and work space, however, the space is currently used strictly for work space. The highly upgraded unit offers recessed lighting, title floors, a fully upgraded kitchen, 6 offices, 4 cubicles, 2 bathrooms, and a reception area. On site parking consists of 8 marked asphalt paved spaces.

This is a 65.00% LTV on a recently appraised value of \$900,000 with a minimum investment of \$58,500 or 10.00%, yielding an 8.50% annualized return with 6 months Guaranteed Interest and 3 months Prepaid Interest.

What we like about this Trust Deed opportunity:

1. Successful MVI borrower and Real Estate Investor
2. Highly desirable Downtown Santa Ana, Orange County location
3. 6 months guaranteed interest
4. 3 months prepaid interest
5. 63.38% Net LTV

Possible concerns:

1. 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

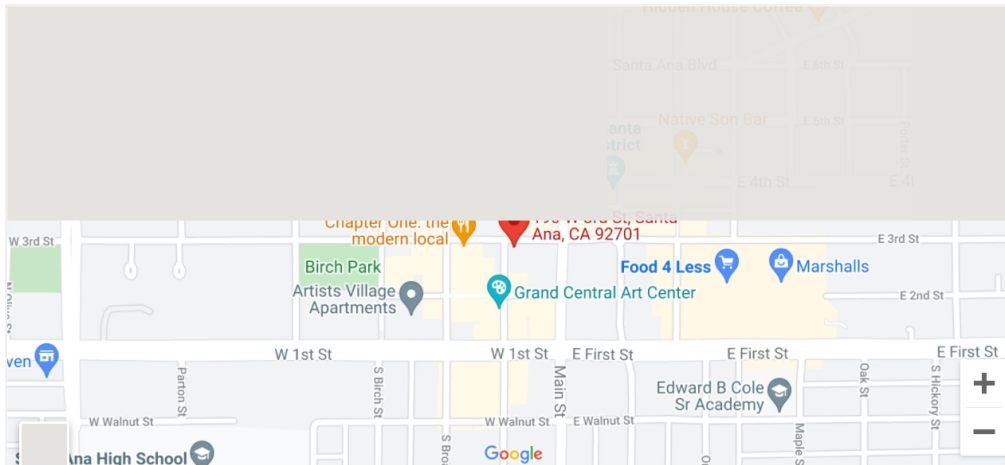
Financial

1. Offering Type: Debt
2. Investor Yield: 8.50%
3. Minimum Raise Amount: \$585,000
4. Minimum Investment Amount: \$58,500
5. Loan amount (\$): \$585,000
6. Lien position: 1st TD
7. Borrower Credit Score: 650.0
8. LTV/CLTV: 65.0%
9. Deal Type: Cash-Out Refinance
10. Loan Term Length: 24
11. Property Condition: No Rehab
12. Property Type: Office Condominium - Live Work
13. Loan Type: Business Purpose Cash-Out
14. Lien Position: 1st TD
15. Loan Amount: \$585,000
16. Appraised Valuation: \$900,000
17. LTV on Appraised Valuation: 65.00%
18. Fractional Interests (10): \$58,500
19. Lender Rate: 8.50%
20. Monthly Payment to Investor: \$4,143.75
21. Amort/Term: Interest Only / 24 mos.
22. Occupancy: Non-Owner Occ.
23. Gross Protective Equity: \$315,000
24. FICO (Credit Score): 650
25. Exit Strategy: Conventional Refi

Property

1. Property Type: Condominium - Live Work
2. Appraised Valuation: \$900,000
3. Net Rentable Sq. Ft.: 2,250
4. Value/SF: \$333.33
5. Total Bdr/Bath: 2 bath
6. Exterior: Stucco
7. Porch/Patio Y/N: Y
8. Pool Y/N: N
9. Year Built: 2011
10. Occupancy: Non-Owner Occ.
11. County: Orange
12. APN: 937-833-72
13. Est. Closing Date: 02/11/2022

See detail above



Photos



Front



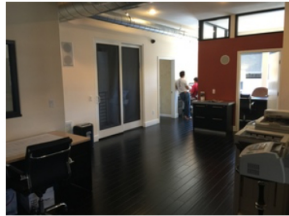
Front Entrance



Entry 3



Entry 2



Common Area



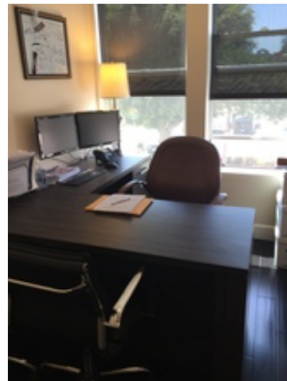
Conference Room



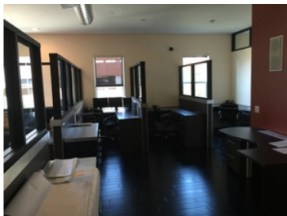
Work Stations 2



Work Area 3



Office



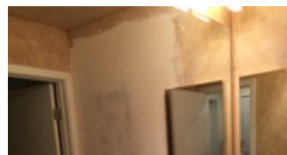
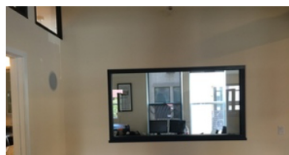
Work Stations



Office 2



Kitchen 2





Entry



Work Stations 3



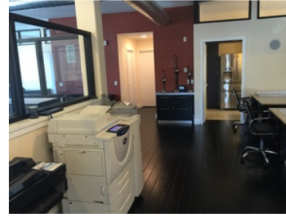
Bathroom



Back



Parking 2



Work Area 2



Work Area



Kitchen



Balcony



Parking



Balcony 2



Front 2



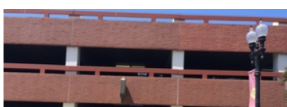
Street

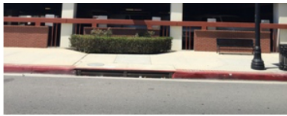


Street 2



Street 3







Parking Garage

Documents

 Delgado_-_Appraisal_-_900k_-_190_W._3rd_St._Santa_Ana_CA_92701.pdf (pdf, 2017KB)

 Delgado_-_Preliminary_Report.pdf (pdf, 305KB)

 Delgado_-_Property_Profile.pdf (pdf, 434KB)