

\$378,250 1st TD @ 7.25%, Purchase Fix & Flip, SFR, NOO, 85.00% LTV As Is and 74.17% LTV on ARV, 36 Mos Term, \$37,825 Min Inv, 6 mos. Guaranteed Int., Corona, CA 92882

212 W Olive St. Corona CA 92882 United States



- Overview
- Management
- Financial
- Property
- Map
- Photos
- Documents
- Questions

Overview

Long time successful real estate investor/flipper, business owner and 659 FICO borrower is seeking a 1st TD to purchase this SFR investment property in Corona, CA. Borrower plans to use \$100k in equity from another investment property they own free and clear as a down payment for this property, and then this loan will be used to secure the rest of the financing. The borrower plans to rehab the property and add an ADU with their own personal funds. Once the property is fully rehabbed, the borrower plans to sell the home and pay this loan off.

The subject property is a craftsman styled home that sits on a large 7,405 sq ft lot, has alley access and has a huge backyard with a storage shed. The existing home is 800 sq ft and has 5 total rooms including 3 bedroom and 1 bathroom. The borrower plans to add an Accessory Dwelling Unit (ADU) to the property and put new carpet in throughout the home, new laminate flooring in the kitchen and living room, repair the boiler and house heater and paint the entire interior and exterior. The home is located in a great part of Corona next to schools, shopping, restaurants, parks and medical facilities.

This is a 85.00% LTV on the recent appraisal as is value of \$445,000. The loan sports a 74.17% LTV on the ARV value of \$510k. Loan structure features 6 months' guaranteed interest and a 7.25% annualized return. Minimum investment is \$37,825 or 10%.

What we like about this Trust Deed opportunity:

1. Great location in Corona
2. 6 months guaranteed interest
3. Non-owner occupied investment property
4. Experienced real estate investor and landlord
5. Large lot with ADU potential and substantial After Repair Value upside

Possible concerns:


1. Borrower would like to close as quickly 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**

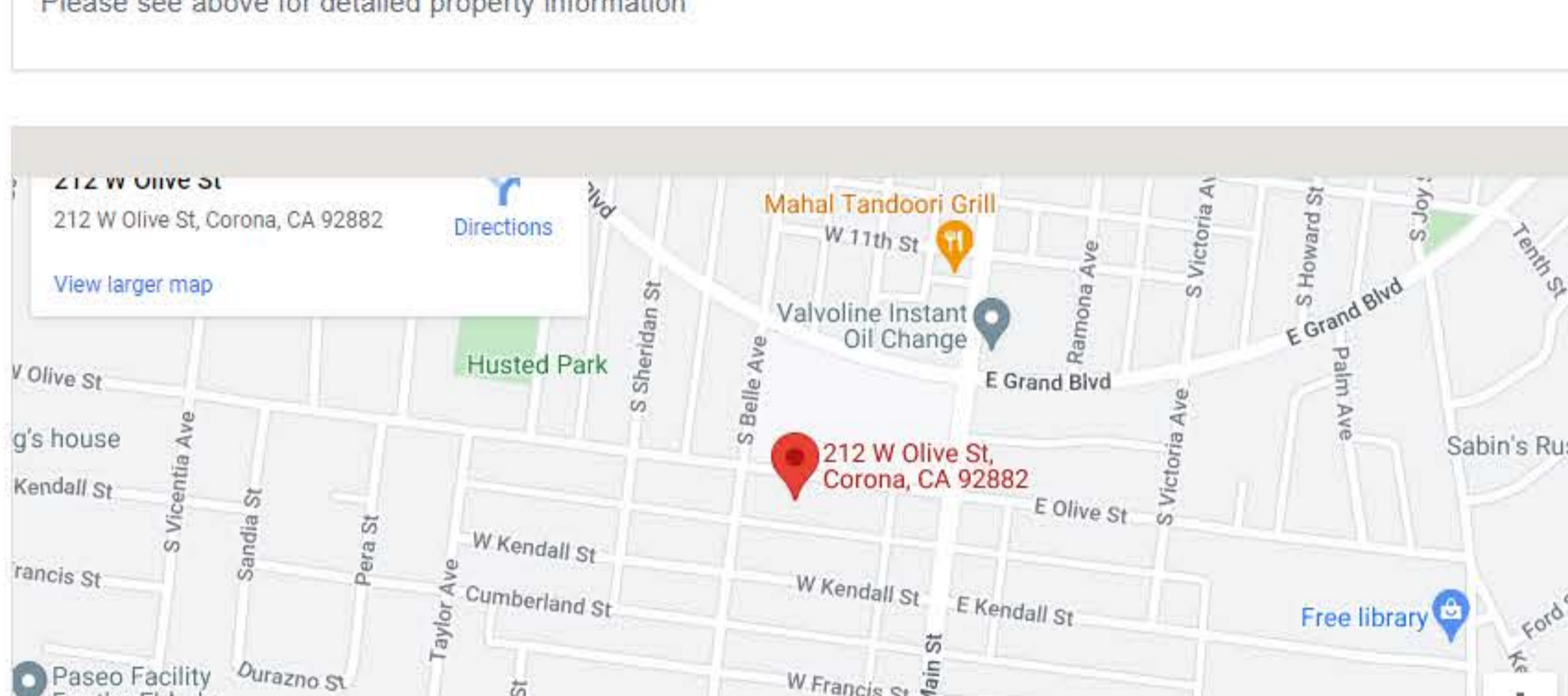
Financial

1. Offering Type: Debt
2. Investor Yield: 7.25%
3. Minimum Raise Amount: \$378,250
4. Minimum Investment Amount: \$37,825
5. Loan amount (\$): \$378,250
6. Lien position: 1st TD
7. Borrower Credit Score: 659.0
8. LTV/CLTV: 85.0%
9. Deal Type: Purchase Fix and Flip
10. Loan Term Length: 36
11. Property Condition: Minor Rehab
12. Lien Position: 1st TD
13. Loan Type: Business Purpose Purchase Fix & Flip
14. Loan Amount: \$378,250
15. LTV on ARV: 74.17%
16. LTV on appraisal Value: 85.00%
17. Fractional Interests (10): \$37,825 or 10.00%
18. Lender Rate: 7.25%
19. Monthly Payment to Lender: \$2,206.46
20. Amortization/Term: Interest Only / 36 Months
21. Gross Protective Equity over BPO Value: \$66,750
22. Guaranteed Interest: 6 Months
23. Borrower Credit: 659
24. Exit Strategy: Selling of property

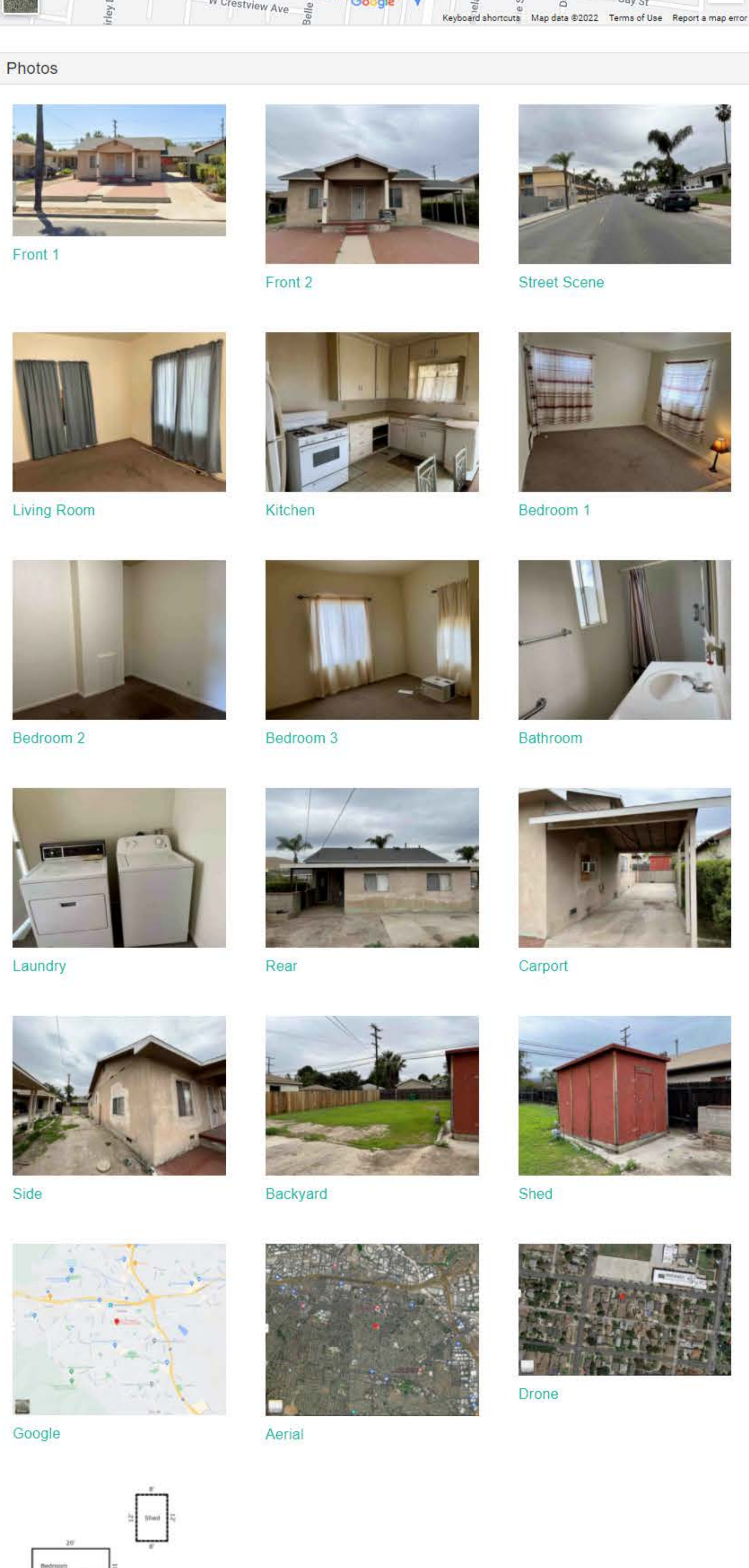
Property

1. Property Type: Single Family Residence
2. As Is Appraisal Value: \$445,000
3. After Repair Value: \$510,000
4. Home sqft: 800
5. Appraisal Value/sqft: \$556.25
6. Lot Size sqft: 7,405 sq. ft.
7. Total Rooms: 5
8. Bedrooms: 3
9. Bathrooms: 1
10. Stories: 1
11. Garage: Carport
12. Exterior Wall: Stucco
13. Year Built: 1918
14. Style: Craftsman
15. Occupancy: Non-owner Occ.
16. County: Riverside
17. Zoning: Residential
18. APN: 1102-030-08
19. Est. Closing Date: 02/10/2022

Please see above for detailed property information



Photos



Building Sketch