

**\$71,000 2nd TD @ 9.50%, OO, ADU, Cash-Out, 70.00% CLTV, 67.73% Net CLTV, \$30,000 Funds Control, 24 Mos. Term, 6 Mos. Guar. Int., 3 Mos. Prepaid Int., \$35,500 Min Investment, Baldwin Park, CA 91706**

3049 Frazier St. Baldwin Park CA 91706 United States



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725 and 721 FICO borrowers are seeking a business purpose cash-out 2nd TD which will be used to finish construction on an ADU in the back of the property.

The subject property is a traditional 1,236 SF that sits on a huge 10,202 SF lot. It consists of 7 total rooms including 3 bedrooms, 2 bathrooms and a covered front patio. In the back of the property, construction has begun on a 1,120 SF ADU which when completed, will consist of 3 bedrooms, 2 bathrooms and a 3-car garage. It will also have a covered patio and covered porch. The entire property sits in a nice suburban area of Baldwin Park that is situated near restaurants, schools, shopping medical facilities and golf courses. The exit strategy from our loan is a conventional refinance once construction is complete.

This is a 70.00% CLTV on the recently appraised After-Repair-Value of \$750,000. Loan structure features 6 months' guaranteed interest, 3 months of prepaid interest, \$30,000 in funds control, and a 9.50% annualized return. Minimum investment is \$35,500 or 50%. The property is family-owned and the ADU will be used for additional family members.

What we like about this Trust Deed opportunity:

1. 70.00% CLTV and 67.73% Net CLTV
2. 9.50% annualized return
3. 6 months Guaranteed Interest
4. 3 months Prepaid Interest
5. Construction is already underway and just needs to be finished
6. \$30,000 Funds Control
7. Family Property for both units

Possible concerns:

1. Borrower needs to close as soon as possible

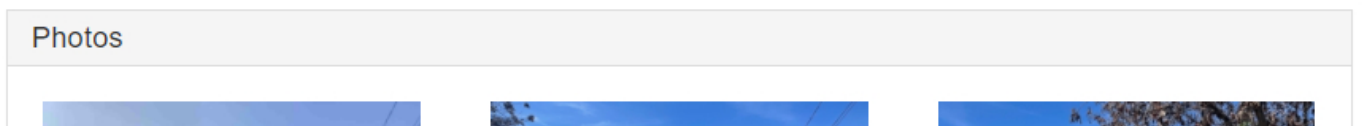
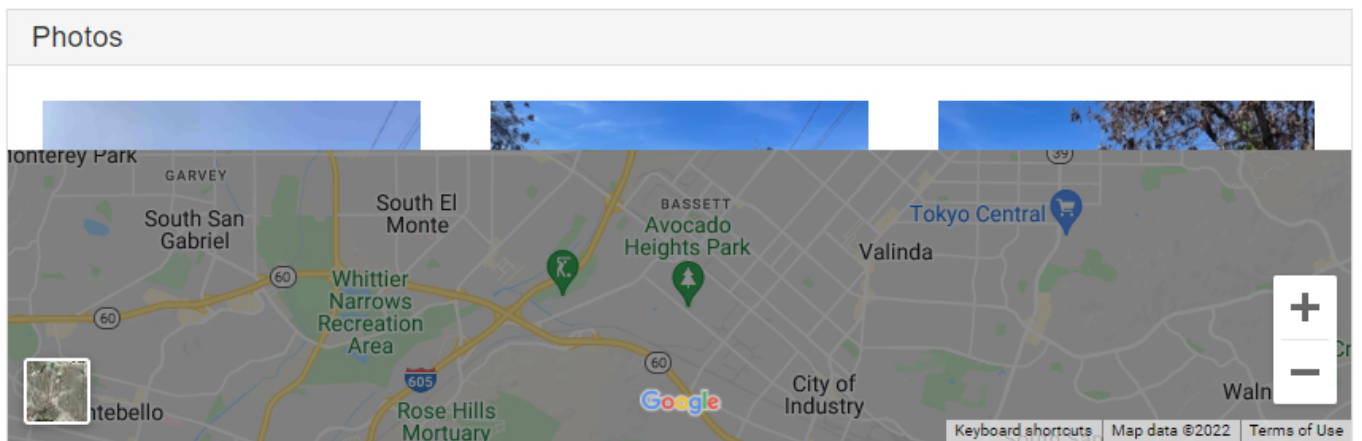
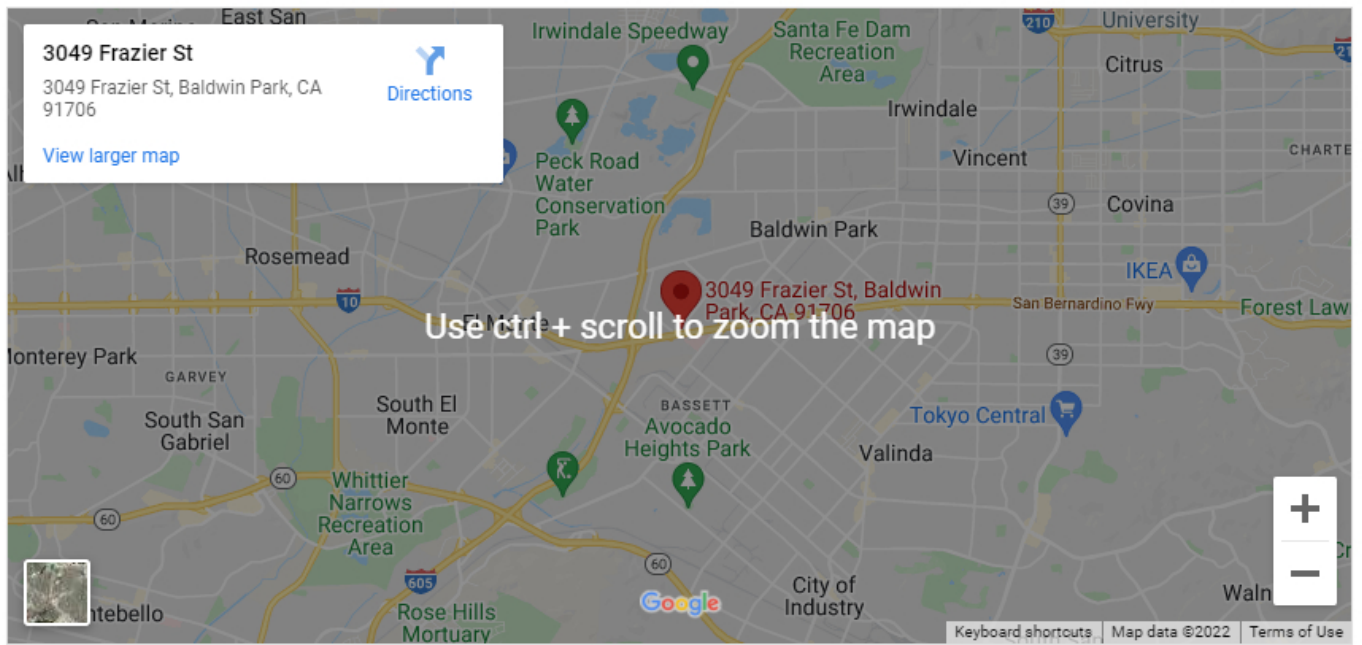
## Management

8. LTV/CLTV: 70.0%
9. Deal Type: ADU Construction
10. Loan Term Length: 24
11. Property Condition: Major Rehab
12. Lien Position: 2nd TD
13. Loan Type: Business Purpose Cash-Out for ADU Construction
14. Loan Amount: \$71,000
15. Existing 1st TD Loan: \$454,000
16. Combined Loan Amount: \$525,000
17. CLTV on ARV Value: 70.00%
18. Net CLTV on After Repair Value (ARV): 67.73%
19. Fractional Interests (2): \$35,500 or 50%
20. Lender Rate: 9.50%
21. Monthly Payment to Lender: \$562.08
22. Amortization/Term: Interest Only / 24 Months
23. Gross Protective Equity over BPO Value: \$225,000
24. Guaranteed Interest: 6 Months
25. Prepaid Interest: 3 Months
26. Funds Control: \$30,000
27. Borrower Credit: 725 and 721
28. Exit Strategy: Conventional Refinance

## Property

1. Property Type: SFR + ADU
2. Appraised After-Repair-Value: \$750,000
3. Current Gross Living Area: 1,236 SF
4. After ADU Completion Gross Living Area: 2,356 SF
5. Appraised ARV Value/sqft: \$318.34
3. Current Gross Living Area: 1,236 SF
4. After ADU Completion Gross Living Area: 2,356 SF
5. Appraised ARV Value/sqft: \$318.34
6. Current Bedrooms and Bathroom: 3BD / 2BA
7. Completion Bedrooms and Bathrooms: 6BD / 4BA
8. Stories: 1
9. Garage: 3-car attached plus outdoor parking
10. Exterior Wall: Wood and Stucco
11. Year Built: 1938 and 2022
12. Architectural Style: Traditional
13. Occupancy: Owner Occ.
14. County: Los Angeles
15. Zoning: Residential
16. APN: 8556-601-4005
17. Est. Closing Date: 03-04-2022







Front 3



Front



Front 2



Front 3



Front



Front 2



Front Yard



Main Side Right



Main Side Left



Covered Porch



Street Scene



Street Scene 2



Bedroom 2



Bathroom 2



Main Rear



Yard Inbetween Main and ADU



ADU Front



ADU Side



ADU Side 2

ADU Rear

ADU Rear 2



ADU Entry



ADU Interior



ADU Interior 2



ADU Side 2



ADU Rear



ADU Rear 2



ADU Entry



ADU Interior



ADU Interior 2



ADU Interior 3



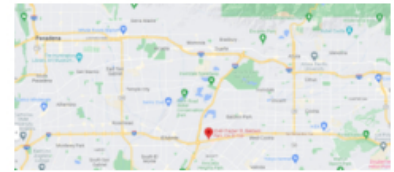
ADU Garage



ADU Attic



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