

\$820,000 1st TD @ 7.25%, 46.20% LTV, OO, SFR, Cash-Out, 36 Mos. Term, 6 Mos. Guar. Int., 3 Mos. Prepaid Int., \$82,000 Min Inv., Newport Beach, CA 92663

511 Santa Ana Ave. Newport Beach CA 92663 United States



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Overview

Successful Mortgage Vintage borrower is seeking a business purpose cash-out 1st TD on this owner-occupied property in Newport Beach, Orange County, CA. Funds from our loan will be used to provide additional working capital for a growing Gaming business opportunity, Innovative Marketing Concepts, Inc. This new loan will provide additional cash out for the business and will payoff an existing \$410k loan provided by Mortgage Vintage in 2021.

The subject property is single-story, ranch-style SFR in the highly desirable neighborhood of Newport Beach Heights, Newport Beach, CA. The SFR sits on a .13 acre lot with 1,562 SF of living space. The subject property features 6 total rooms with 3 BR/2 BA and 2 car detached parking. The subject property is located on a well-kept and wide street with many neighboring homes fully remodeled. Both homes on either side of the subject property have been newly built. The property is located in close proximity to popular Newport beaches, Lido Island, Fashion Island shopping plaza, schools, parks and PCH, 55 & 73 freeways. Exit strategy from our loan is pay-off through conventional refinance or proceeds from the established business venture.

This loan is 46.20% LTV on the recent Broker Price Opinion (BPO) value of \$1,775,000. Loan structure features 6 months' guaranteed interest, 3 mos. prepaid interest and 7.25% annualized return. Minimum investment is \$82,000 or 10.00%. The borrower is a recent widow and her Credit has been damaged in the transition from her deceased spouses account maintenance to hers. The Son and Daughter of the borrower are now handling the finances and improving the Credit.

What we like about this Trust Deed opportunity:

1. Highly desirable "Newport Heights" neighborhood, Newport Beach

2. 46.20% Loan to Value
3. 7.25% Annualized Return
4. 6 months Guaranteed Interest
5. 3 months Prepaid Interest

Possible concerns:

1. Borrower would like to close quickly

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

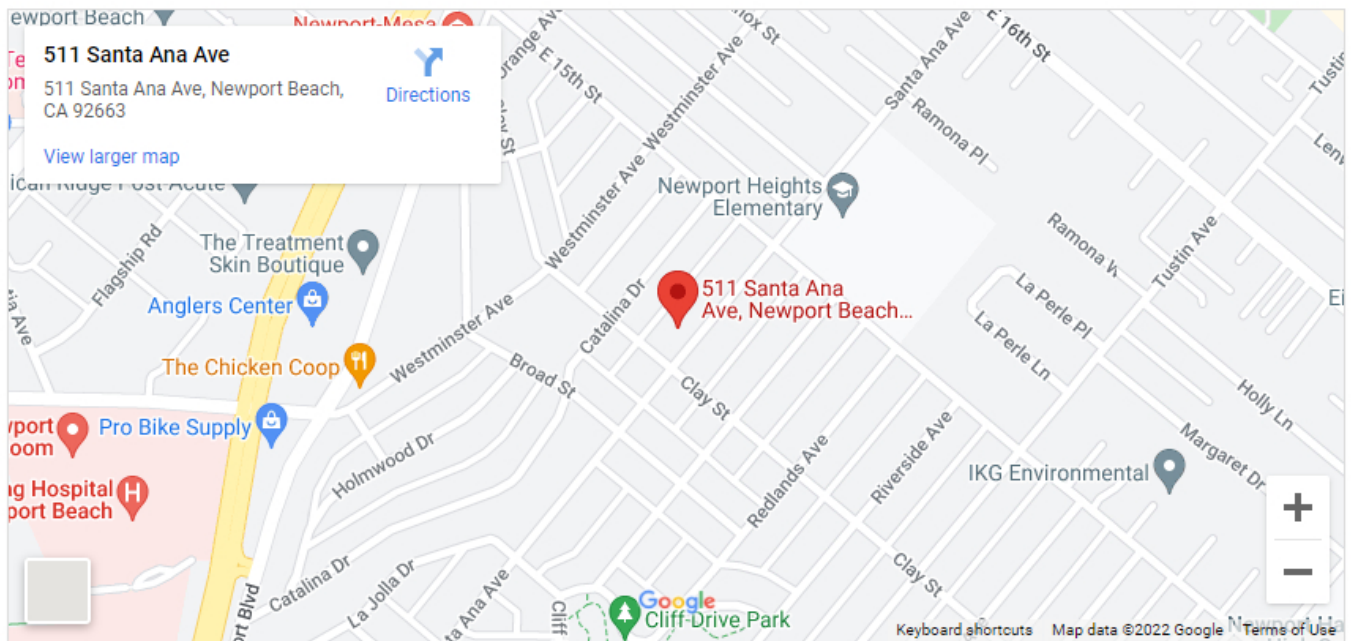
Financial

1. Offering Type: Debt
2. Investor Yield: 7.25%
3. Minimum Raise Amount: \$820,000
4. Minimum Investment Amount: \$82,000
5. Loan amount (\$): \$820,000
6. Lien position: 1st TD
7. Borrower Credit Score: 536.0
8. LTV/CLTV: 46.2%
9. Deal Type: Cash-Out Refinance
10. Loan Term Length: 36
11. Property Condition: No Rehab
12. Lien Position: 1st TD
13. Loan Type: Business Purpose Cash-Out
14. Loan Amount: \$820,000
15. LTV on BPO Value: 46.20%
16. Fractional Interests (10): \$82,000 or 10.00%
17. Lender Rate: 7.25%
18. Monthly Payment to Lender: \$4,954.17
19. Amortization/Term: Interest Only / 36 Mos.
20. Gross Protective Equity over BPO Value: \$955,000
21. Guaranteed Interest: 6 Months
22. Prepaid Interest: 3 Months
23. Borrower Credit: 536
24. Exit Strategy: Conventional Refinance or Payoff from business proceeds

Property

1. Property Type: Single Family Residence
2. Broker Price Opinion (BPO) Value: \$1,775,000
3. Home SF: 1,562
4. BPO Value/SF: \$1,136.36
5. Lot Size: .13 acre
6. Total Rooms: 6
7. Bedrooms: 3
8. Bathrooms: 2
9. Stories: 1
10. Garage: 2-car detached
11. Exterior Wall: Wood & Stucco
12. Year Built: 1953
13. Style: Ranch
14. Occupancy: Owner Occ.
15. County: Orange County
16. Zoning: Residential
17. Est. Closing Date: 03-02-2022

Please see above for detailed property information



Photos



frontview1



back deck



streetview



living room



dining room



kitchen 2



bedroom 2



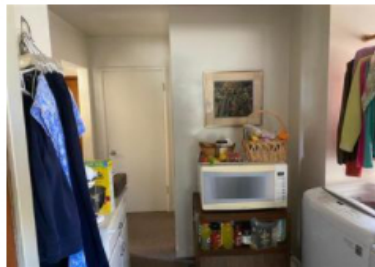
bedroom 1



bathroom 2



bathroom 2 2



laundry room



alley



rearview



backyard2



backyard





parking



street address



Aerial Map



Google Map

Documents

[Folk_-_BPO__1.775M.pdf](#) (pdf, 4545KB)

[Folk_-_Preliminary_Report.pdf](#) (pdf, 315KB)

[Folk_-_Property_Profile.pdf](#) (pdf, 651KB)

[Folk_-_Escrow_Instructions.pdf](#) (pdf, 128KB)