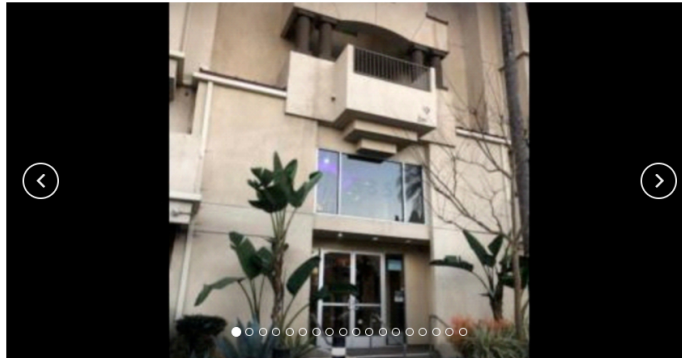


**\$107,000 1st TD @ 6.50%, 22.06% LTV, Cash-Out, Condo, NOO, 60 Mos. Term, \$53,500 Min. Inv., 6 Mos Guar. Int., Long Beach, CA 90802**  
 535 Magnolia Ave., Unit 101 Long Beach CA 90803 United States



Pledged 0%

[Follow This Offering](#)

Loan amount (\$)	\$107,000
Estimated Closing Date	Mar 30, 2022
Investor Yield	6.50%
Min. Investment	\$53,500

Contact Sponsors



**Sandy MacDougall**  
 CTD  
[Send Message](#)  
[Email Sandy](#)  
 (949) 632-6145

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

### Overview

Successful real estate investor and full time wage earner is seeking a cash-out 1st TD on this non-owner occupied property in Long Beach, CA. Loan proceeds will be used to improve the property and pay off a HERO loan.

The subject property is a 1,014 SF row-house styled condo in Long Beach, Los Angeles County. The home consists of 6 total rooms including 2 bedrooms and 2 bathrooms. The property is in a wonderful part of Long Beach, conveniently located near shopping, schools, restaurants, medical facilities and even just minutes from the beach. Subject property currently rents for \$1,900 monthly.

This is a 22.06% LTV on the recent BPO value of \$485,000. Loan structure features 6 months Guaranteed and a minimum investment of \$53,500 or 50.00%, yielding a 6.50% annualized return.

What we like about this Trust Deed opportunity:

1. Non-Owner Occupied Investment Property
2. Very low 22.06% LTV
3. \$1,900 monthly rental income
4. Great Long Beach, Los Angeles County location
5. 6 months Guaranteed Interest

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

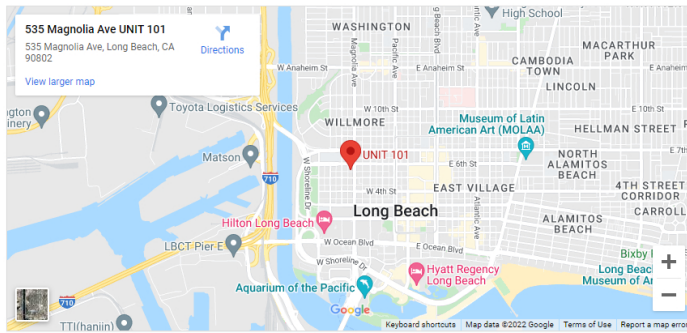
1. Offering Type: Debt
2. Investor Yield: 6.50%
3. Minimum Raise Amount: \$107,000
4. Minimum Investment Amount: \$53,500
5. Loan amount (\$): \$107,000
6. Lien position: 1st TD
7. Borrower Credit Score: 664.0
8. LTV/CLTV: 22.06%
9. Deal Type: Cash Out
10. Loan Term Length: 60
11. Property Condition: No Rehab
12. Lien Position: 1st TD
13. Loan Type: Business Purpose Cash-Out
14. Broker Price Opinion Valuation: \$485,000
15. Loan Amount: \$107,000
16. LTV on BPO Value: 22.06%
17. Fractional Interests (2): \$53,500
18. Lender Rate: 6.50%
19. Monthly Payment to Lender: \$579.58
20. Amortization/Term: Int. Only / 60 Mos.
21. Gross Protective Equity over BPO Value: \$378,000
22. Guaranteed Interest: 6 months
23. Rental Income: \$1,900
24. Borrower Credit: 664
25. Exit Strategy: Regular payment and/or Conventional Refi



### Property

1. Property Type: Condo
2. Broker Price Opinion (BPO) Value: \$485,000
3. Home sqft: 1,014
4. BPO Value/s.f.: \$478.30
5. Total Rooms: 6
6. Bedrooms: 2
7. Bathrooms: 2
8. Garage: Detached 2-car
9. Architectural Style: Row House
10. Exterior Wall: Stucco
11. Year Built: 1990
12. Occupancy: Non-Owner Occ.
13. County: Los Angeles
14. Zoning: Residential
15. APN: 727-802-1099
16. Est. Closing Date: 03-30-2022

Please see above for detailed property information



### Photos



Building Front



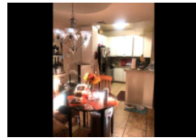
Street Scene



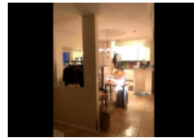
Living Room



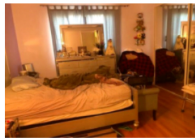
Living Room and door to balcony



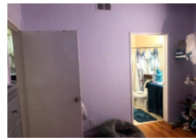
Dining Room and Kitchen



Kitchen



Bedroom 1



Bathroom 1



Bedroom 2



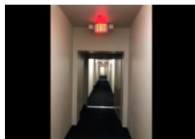
Bathroom 2



Laundry Room



Rear Balcony



Building Hallway



Courtyard

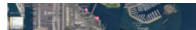


Building Exterior





Drone



Aerial



Google

### Documents

[Fields\\_-\\_BPO\\_-\\_485k\\_-\\_3-18-22.pdf](#) (pdf, 3683KB)

[Fields\\_-\\_Preliminary\\_Report.pdf](#) (pdf, 379KB)

[Fields\\_-\\_Property\\_Profile.pdf](#) (pdf, 1116KB)

[Fields\\_-\\_Value\\_-\\_Zillow\\_\\_502K.pdf](#) (pdf, 435KB)

[Fields\\_-\\_Value\\_-\\_Redfin\\_\\_513K.pdf](#) (pdf, 2347KB)

### Investor Questions

Write your question here ...

Submit

### Covering California

260 Newport Center Dr. Suite #403  
Newport Beach, CA 92660

### Contact Us

(949) 438-0591  
info@crowdtrustdeed.com

### Follow

