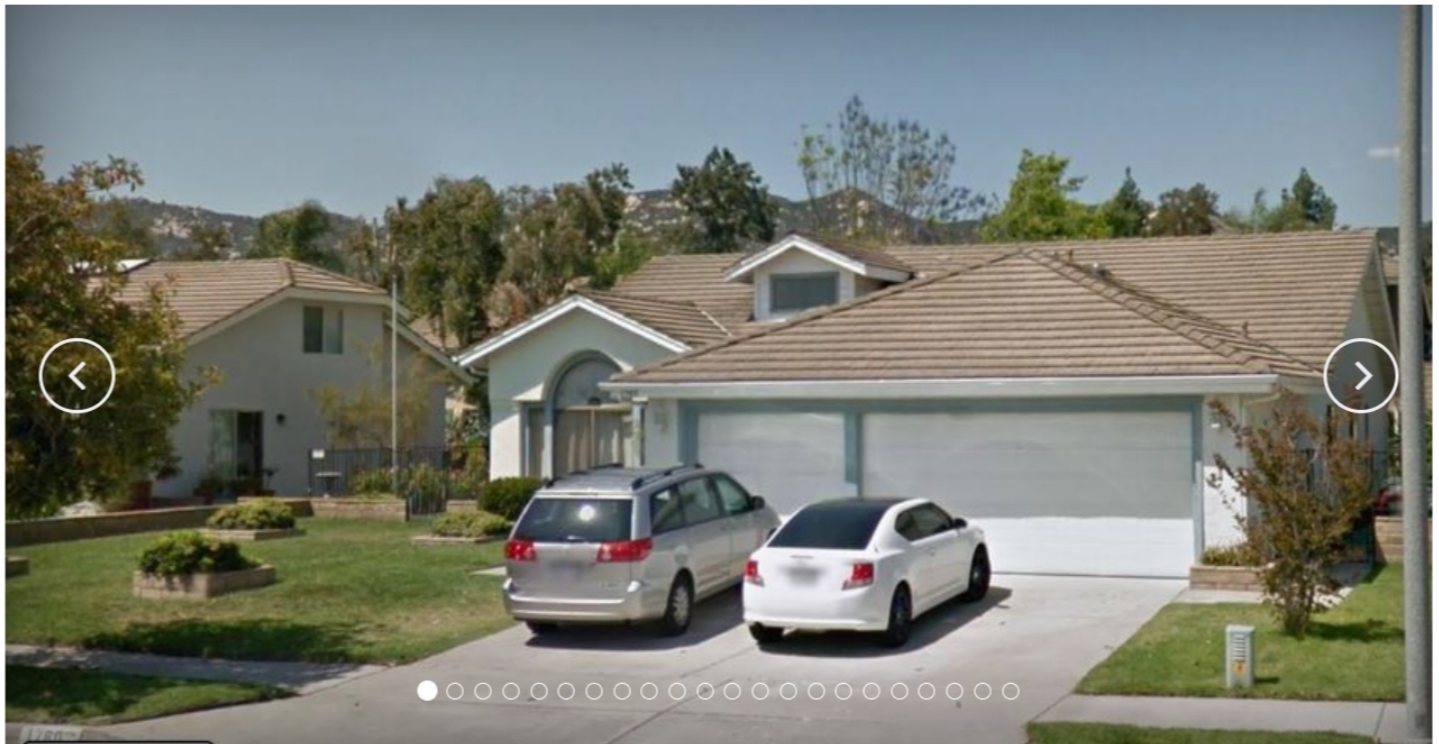


\$110,000 Blanket 2nd TD @ 10.00%, 62.67% CLTV, Business Purpose Cash Out, NOO, SFR's, 17 Month Term, \$55,000 Min. Inv., Escondido, CA

1780 Pinehurst Ave. Escondido CA 92026 United States



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

Overview

719 credit score borrower is seeking a 2nd TD Blanket Cash-Out on their subject SFR properties which are being used by the Non-Profit, "Circle of Friends" to house court placed abused minors. The borrower is on the Board of the Non-Profit, "Circle of Friends" and together they have been operating in these two properties for over 15 years. The subject properties are located in Escondido in San Diego County and have a combined value of \$1,460,000 (\$730,000 each). Gross revenue for the properties is \$48k per month (\$6k/minor). The funds from our loan will be used for capital infusion into "Circle of Friends" and to meet increased operation costs. The exit strategy for the borrower is to get a conventional refinance after the 6 mo. guarantee period.

The subject property on Pinehurst is a one-story traditional style SFR and was built in 1989. The home has 6 total rooms with 4 BR/2 BA and an attached 3-car garage. The subject is 2,012 SF and sits on a large 6,895 SF lot. The subject property is centrally located near the 15 freeway and Country Club Lane. The subject property on Sarahfaye Ct. is a one-story traditional style SFR and was built in 1985. The home has 6 total rooms with 4 BR/2 BA and an attached 2-car garage. The subject is 2,035 SF and sits on a large 7,550 SF lot. The subject property is centrally located near the 15 freeway and W. El Norte Pkwy. Schools, restaurants, shopping, recreation and medical facilities are all within close proximity to both properties.

This loan is a 62.67% CLTV on the combined value of the subject and cross collateral property. Loan structure features a 17-month term and annualized return of 10.00%. Min. investment is \$55,000 or 50%.

What we like about this Trust Deed opportunity:

1. San Diego County locations

2. 10.00% Annualized Return
3. 62.67% CLTV
4. Successful NOO rental property
5. 6 mo. guaranteed 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

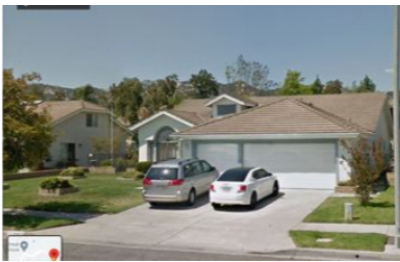
1. Offering Type: Debt
2. Investor Yield: 10.00%
3. Minimum Raise Amount: \$110,000
4. Minimum Investment Amount: \$55,000
5. Loan amount (\$): \$110,000
6. Lien position: 2nd TD
7. Borrower Credit Score: 719.0
8. LTV/CLTV: 62.67%
9. Deal Type: Cash Out
10. Loan Term Length: 17
11. Property Condition: No Rehab
12. Lien Position: 2nd Blanket TD
13. Loan Type: Business Purpose Cash-Out
14. Loan Amount: \$110,000
15. LTV on combined BPO Value & Est. Value on cross collateral: 62.67%
16. Fractional Interests (2): \$55,000 or 50%
17. Lender Rate: 10.00%
18. Monthly Payment to Lender: \$916.67
19. Amortization/Term: Interest Only / 17 Months
20. Gross Protective Equity over Appraised Value: 545,000
21. Borrower Credit: 719
22. Exit Strategy: Conventional Refinance

Property

1. Subject Property Type: Single Family Residences
2. Subject: 1780 Pinehurst Ave., Escondido, CA 92026
3. Cross Collateral: 1223 Sarahfaye Ct., Escondido, Ca 92026
4. Property Types: Single Family Residence
5. Valuation on Subject: \$730,000
6. Valuation on Cross Collateral: \$730,000
7. SFR sqft: 2,012 on Pinehurst and 2,035 on Sarahfaye
8. Value/SF: \$362.82sf on Subject and \$358.72/sf on Cross
9. Rooms: 6
10. Bedrooms: 4
11. Bathrooms: 2
12. Garage: Subject: 3-car, Cross: 2-car
13. Year Built: 1989 on Subject and 1985 on Cross
14. Occupancy: Non Owner Occ.
15. County: San Diego
16. Zoning: R-1 SFR
17. APN: Pinehurst: 224-961-07-00, Sarahfaye: 226-750-30-00
18. Lot Size sqft: Pinehurst: 6,895 s.f., Sarahfaye: 7,550 s.f.
19. Exterior Wall: Wood
20. Architectural Style: Traditional
21. Est. Closing Date: 03-18.2022

Please see above for detail property information

Photos



Pinehurst Close Front



Pinehurst Back Yard



Pinehurst Entry Way



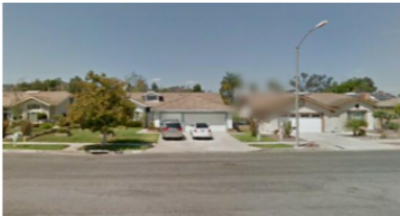
Pinehurst Kitchen



Pinehurst street view



Pinehurst across the street



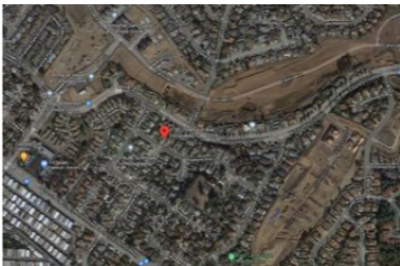
Pinehurst Front of Property



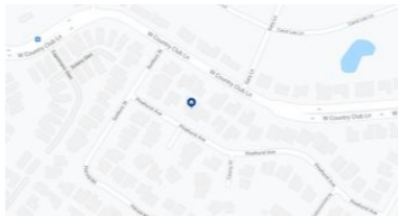
Pinehurst Down the Street



Pinehurst side view



Pinehurst Aerial



Pinehurst Map



Sarahfaye Front



Sarahfaye Street View 1



Sarahfaye Kitchen



Sarahfaye Front 1



Sarahfaye Den



Sarahfaye Dining Room



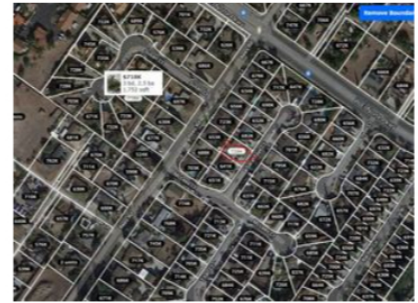
Sarahfaye Back Yard



Sarahfaye Across the Street



Sarahfaye Street View



Sarahfaye Zillow Neighborhood Pricing



Front of Property Sarahfaye

Documents

[Morrison_-_BPO__730K_-_1223_Sarahfaye.pdf](#) (pdf, 3990KB)

[Morrison_-_BPO__730K_-_1780_Pinehurst.pdf](#) (pdf, 4134KB)

[Morrison_-_Preliminary_Report.pdf](#) (pdf, 532KB)

[Morrison_-_Property_Profile_-_Pinehurst.pdf](#) (pdf, 699KB)

[Morrison_-_Property_Profile_-_Sarahfaye_Ct.pdf](#) (pdf, 795KB)

[Morrison_-_Value_Pinehurst__742k_-_Zillow.pdf](#) (pdf, 106KB)

[Morrison_-_Value_Pinehurst__872k_-_Redfin.pdf](#) (pdf, 95KB)

[Morrison_-_Value_Sarahfaye__700k_-_Zillow.pdf](#) (pdf, 548KB)

[Morrison_-_Value_Sarahfaye__883k_-_Redfin.pdf](#) (pdf, 955KB)

