

\$284,000 1st TD @ 10.00%, Purchase Fix & Flip, SFR, NOO, 66.82% LTV on ARV, 12 Mos Term, Funds Control, \$35,500 Min Inv, 5 mos. Guaranteed Int., Joshua Tree, CA 92252

61818 Terrace Drive Joshua Tree CA 92252 United States



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Overview

Successful real estate investors/flippers and 790/792 FICO borrowers are seeking a 1st TD to purchase this SFR investment property in Joshua Tree, CA. The rehab budget of \$60,000 will all be put into funds control - \$12,000 of which is the borrowers' personal 'skin in the game.' The borrowers plans to do a complete rehab the property - both the interior and exterior - including giving the home a new roof, new landscaping and new paint both inside and out. Once the property is fully rehabbed, the borrowers plans to sell the home and pay this loan off.

The subject property is a ranch styled home that sits on a very large 7,200 sq ft lot. The home itself is 896 sq ft and has 6 total rooms including 2 bedrooms and 2 bathrooms. The borrower plans to do a full interior demo of the kitchen, bathrooms, flooring, sliders and windows. They will install all new cabinets, sinks, granite countertops, appliances, bathtubs and toilets. A new roof and HVAC system will be installed and all of the landscaping will be re-done. The home is located close to the heart of Joshua Tree next to bars, entertainment, schools, shopping, restaurants, parks and medical facilities.

This is a 77.38% LTV on the Purchase Price of \$305k and an 80% LTV on the BPO value of \$295k. This 1st Trust Deed is at a 66.82% LTV on the estimated After Repair Value of \$425k. Loan structure features 5 months' guaranteed interest and a 10.00% annualized return. Minimum investment is \$35,500 or a 12.5% fractional interest.

What we like about this Trust Deed opportunity:

1. Great location in Joshua Tree for a Fix and Flip
2. 5 months guaranteed interest

3. Non-owner occupied investment property
4. Experienced real estate investor and landlord
5. Large lot with substantial After Repair Value upside in the mid \$400's
6. 790 and 792 FICO borrowers

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

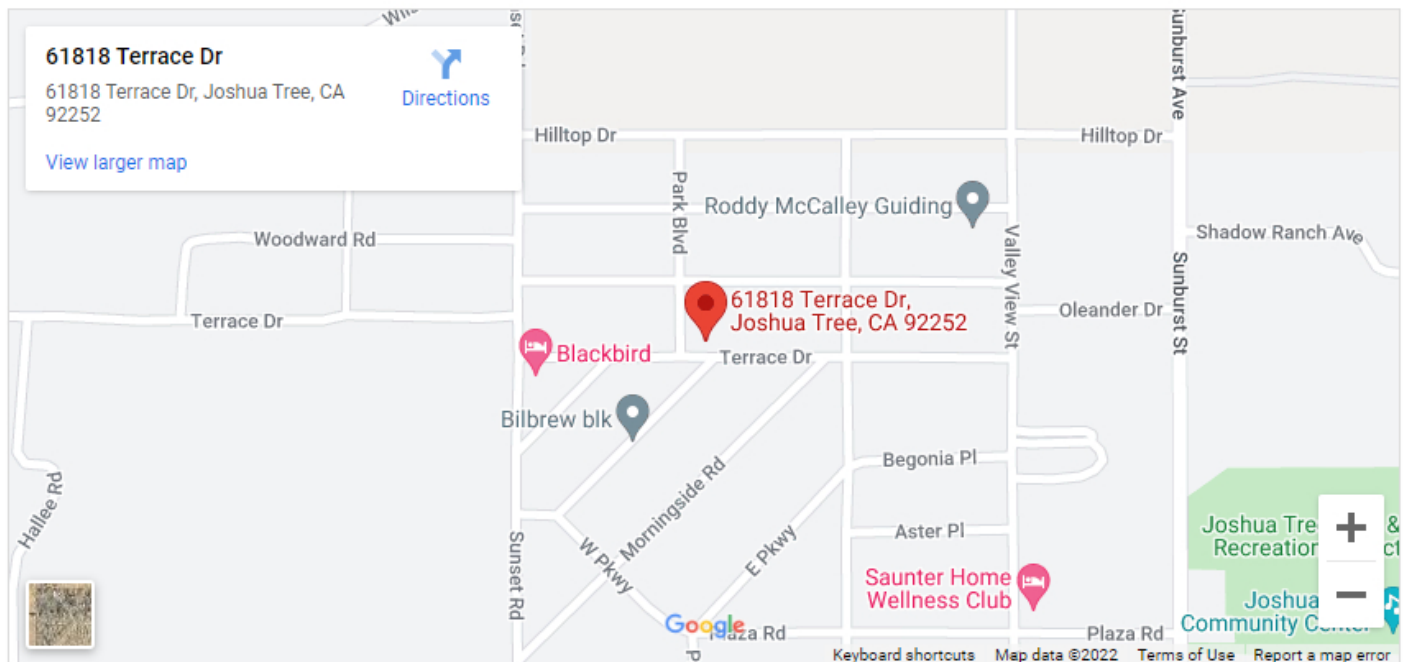
1. Offering Type: Debt
2. Investor Yield: 10.00%
3. Minimum Raise Amount: \$284,000
4. Minimum Investment Amount: \$35,500
5. Loan amount (\$): \$284,000
6. Lien position: 1st TD
7. Borrower Credit Score: 790.0
8. LTV/CLTV: 66.82%
9. Deal Type: Purchase Fix and Flip
10. Loan Term Length: 12
11. Property Condition: Major Rehab
12. Lien Position: 1st TD
13. Loan Type: Business Purpose Purchase Fix & Flip
14. Purchase Price: \$305,000
15. Broker Price Opinion As Is Valuation: \$295,000
16. Loan Amount: \$284,000 (\$236k is 80% of the \$295k BPO Value + \$48k which is 80% of rehab budget)
17. Funds Control : \$60k (\$48k from Lender and \$12k from Borrower)
18. LTV on As Is Value: 80.00%
19. LTV on Purchase Price: 77.38%
20. LTV on ARV: 66.82%
21. Fractional Interests (8): \$35,500 or 12.50%
22. Lender Rate: 10.00%
23. Monthly Payment to Lender: \$2,366.67
24. Amortization/Term: Interest Only / 12 Months

25. Gross Protective Equity over Est. ARV Value: \$156,000
26. Guaranteed Interest: 5 Months
27. Borrower Credit: 790 and 792
28. Exit Strategy: Selling of property

Property

1. Property Type: Single Family Residence
2. As Is Broker Price Opinion Value: \$295,000
3. Estimated After Repair Value: \$425,000
4. Home sqft: 896
5. Appraisal Value/sqft: \$491.07
6. Lot Size sqft: 7,200 sq. ft.
7. Total Rooms: 6
8. Bedrooms: 2
9. Bathrooms: 2
10. Stories: 1
11. Garage: Carport
12. Exterior Wall: Wood
13. Year Built: 1952
14. Style: Ranch
15. Occupancy: Non-owner Occ.
16. County: San Bernardino
17. Zoning: Residential
18. APN: 0603-2942-10000
19. Est. Closing Date: 03/23/2022

Please see above for detailed property information



Photos



View from backyard



View from Street



Front



Back



View from backyard 2



Side



Carport



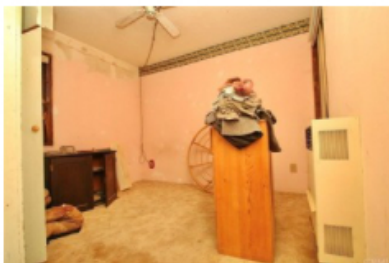
View from backyard 3



Kitchen



Living Room



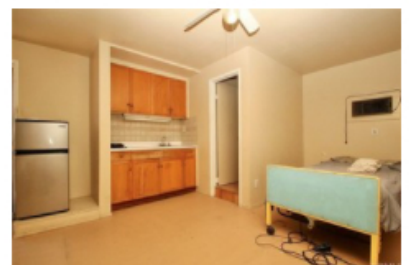
Bedroom 1



Bedroom 1b



Bedroom 2



Bedroom 2b



Bathroom 1



Bathroom 2



Storage



Storage 2



Covered Back Patio



Drone View



Aerial







Google


Documents


 Harrel_-_BPO_-_295k_-_3-19-22.pdf (pdf, 5129KB)

 Harrel_-_PreliminaryReport-1.Merged.pdf (pdf, 339KB)

 Harrel_-_Property_Profile.pdf (pdf, 390KB)

 Harrel_-_Value__250k_-_Zillow.pdf (pdf, 184KB)

 Harrel_-_Value__250k_-_Redfin.pdf (pdf, 112KB)

 Investor Questions
