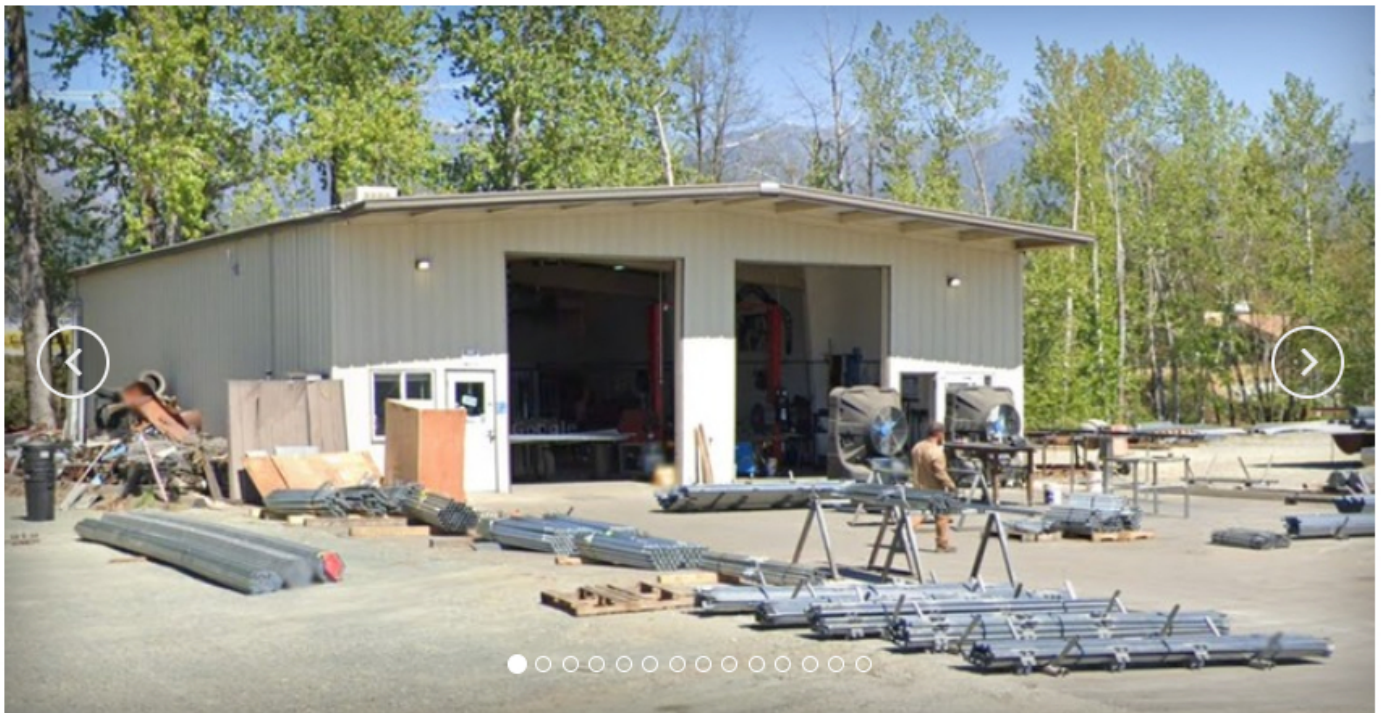


**\$425,000 1st TD @ 10.00%, Commercial + Land, OO, Cash-Out Refinance, 56.67% LTV, 36 Mos. Term, \$42,500 Min. Inv., 6 Mos. Guaranteed Int., Weaverville, CA 96024**

50, 60 & 80 Masonic Lane Weaverville CA 96024 United States



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

## Overview

Successful business owner/operator of "Trinity Iron Works" and real estate investor is seeking a cash-out 1<sup>st</sup> TD on this commercial building and two adjacent lots, each with their own electrical/gas/address, to pay-off a small, existing and in good standing \$175k 1st TD and 100% of the balance of the funds will be used towards the down-payment purchase of a nearby commercial building to support borrower's expansion needs to meet surge in demand for his company's commercial and residential metal roofing fabrication and installation business.

Mortgage Vintage Inc. is also facilitating the purchase loan for the new commercial property. Funds from this loan will be transferred direct from this refinance escrow account to the purchase loan escrow account. The borrower invested \$300k in property improvements and production machinery into this subject property in 2020.

The subject property consists of one single-story, in good condition, industrial warehouse with 3,000 SF usable space on a 0.22 acres lot. Building consists of metal framing with concrete foundation, (2) 12'x14' grade level rollup doors, two separate office buildouts, a second level mezzanine with spiral staircase access for storage areas, two restroom modules and the two excess land lots with their own electrical/gas/address each 0.21 acres (or 9,147SF) being used by owner/operator for material storage and additional open parking area. The subject property is centrally located off Main Street HWY 3, near similar industrial-commercial buildings, shopping plazas and gas stations.

This is a 60% LTV on the Commercial building appraised value of \$650,000 and 35% LTV on each adjacent lot of \$100k combined. Overall LTV is 56.67% (\$425k/\$750k). Loan structure features 6 months' guaranteed interest, 36 months term, yielding a 10.00% annualized return. Minimum investment is \$42,500 or 10%.

What we like about this Trust Deed opportunity:

1. 1<sup>st</sup> TD with 10% annualized return
2. High demand for borrower's metal roofing business
3. Purpose of loan expansion of growing business
4. Mortgage Vintage managing the cash out and purchase of new commercial property
5. Good condition commercial building
6. 56.67% LTV (60% LTV on Commercial and 35% LTV on 2 lots)
7. 6 months Guaranteed Interest

Possible concerns:

1. Borrower would like to close quickly to coincide with purchase loan

## 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**



**Ms. Nicole Smith**

## Financial

1. Offering Type: Debt
2. Investor Yield: 10.00%
3. Minimum Raise Amount: \$425,000
4. Minimum Investment Amount: \$42,500
5. Loan amount (\$): \$425,000
6. Lien position: 1st TD
7. Borrower Credit Score: 0.0
8. LTV/CLTV: 60.0%
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 Refi
14. Loan Amount: \$425,000
15. LTV on Appraised Value: 56.67% (60% Commercial & 35% Lots)
16. Fractional Interests (10): \$42,500 or 10%
17. Lender Rate: 10.00%
18. Monthly Payment to Lender: \$3,541.67
19. Amortization/Term: Interest Only / 36 Months
20. Gross Protective Equity over Appraised Value: \$325,000
21. Guaranteed Interest: 6 Months



- 22. Borrower Credit: 0 - Borrower has no prior credit / trade lines
- 23. Exit Strategy: Refinance or Business Proceeds

## Property

1. Property Type: Commercial and Two Lots with each their own separate Gas/Electrical/Addresses
2. Appraised Value: \$750,000 (\$600k Commercial + \$100k = Two Lots @ \$50k each)
3. Commercial SF: 3,000
4. Appraised Commercial Value/SF: \$216.67
5. Commercial Lot Size SF: 0.22 acres (or 9,583SF) Lot Size #1: - 0.21 acres (or 9,147SF) Lot Size #2- 0.21 acres (or 9,147SF)
6. Stories: 1
7. Exterior Frame: Metal / Foundation: Concrete
8. Year Built: 2019 / Year Renovated: 2020
9. Occupancy: Owner Occupied
10. County: Trinity
11. Zoning: C2 - General Commercial
12. APN: 002-130-025-000, 002-130-026-000, 002-130-027-000
13. Cap Rate: 6.50%
14. Environmental: Low Risk - No Further Action Required
15. Est. Closing Date: 03/15/22

Please see above for detailed property information



## Photos



frontview1



interior view



office



dual gas meter



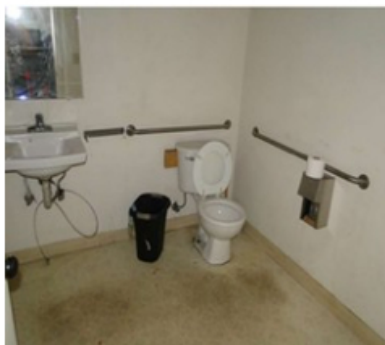
aerial map



rightsideview2



interior 2



bathroom



electrical meter



google maps

streetview



interior 3



lots and property



sideview

## Documents


 Solometo\_-\_750k\_-\_50-80\_MASONIC\_LANE\_-\_WEAVERVILLE\_APPRAISAL\_REPORT.pdf (pdf, 7300KB)

 Solometo\_-\_Preliminary\_Report\_3-8-2022.pdf (pdf, 266KB)

 Solometo\_-\_Property\_Profile\_(50Masonic\_Lane).pdf (pdf, 502KB)

 Solometo\_-\_Property\_Profile\_(60\_Masonic\_Lane).pdf (pdf, 291KB)

 Solometo\_-\_Property\_Profile\_(80\_Masonic).pdf (pdf, 291KB)

 Investor Questions

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