

\$710,160 Blanket 1st TD @ 9.50%, 65% LTV of Subject, 61.78% LTV of Cross, NOO, SFRs, Purchase of Subject + C/O Refi on Cross, 36 Mos. Term, \$35,508 Min. Inv., Huntington Beach and Buena Park, CA

4852 Cabana Dr. and 8421 Holder St. Huntington Beach & Buena Park CA 92649 United States



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Overview

Experienced real estate investors with 740 and 739 FICOs are seeking a 1st TD Business Purpose Purchase + Rehab for a Fix & Flip in Huntington Beach, Orange County. This transaction will be cross-collateralized with a 1st TD Cash-Out refinance on the Borrower's primary residence in Buena Park, Orange County. The funds from our loan will be used to purchase the Huntington Beach property, currently in escrow, and use \$45,000 to renovate the property with an exit strategy to sell the HB property for a profit. Borrowers are using \$170,000+ of their own cash and equity for the transaction.

The Huntington Beach subject property is a beautiful traditional style condo, with 1,272 SF living space located in a very desirable, private gated Orange County location. The property has 7 total rooms which includes 3 large bedrooms, 2 full bathrooms and a walk-in tub. The property also features 2 large patios, a private one car garage and a single parking spot. The subject property is walking distance to the beach and minutes away from freeways, parks, schools, shopping plazas, and restaurants. Borrower plan to do several improvements to the property including removing all existing flooring and replacing with new tile and carpet, painting the entire unit, completely remodeling the kitchen, upgrading all the lighting and sockets, remodeling both bathrooms, and replacing all windows and doors with new ones.

This subject property in Huntington Beach is on leased land which expires in 19 years from now in 2041. The current monthly ground land lease is \$230/month or \$2,760/year. This loan matures in 3 years which is well before the Ground Lease maturity date. The land lease agreement has been reviewed by the Lender's Attorneys and once the ground lease matures, the Lessor can extend the lease or offer fair market value to all owners leaving no risk to the collateral.

The Buena Park (cross-collateralized property) is a traditional colonial style single family residence in a beautiful suburban neighborhood that has 1,696 SF of living space and sits on a 0.14 acer lot. The property has 8 total rooms which include 4 bedrooms and 2 full bathrooms, an attached 2-car garage, and a large backyard with a pool. The property is very well located near many schools, shopping plazas, restaurants, and freeways.

This loan is 65.00% LTV on recently appraised value of the Huntington Beach subject property (Cabana Dr.) of \$406,000 and 61.78% LTV of the recent BPO value of the Buena Park cross-collateralized property (Holder St.) of \$675,000 The loan yields a 9.50% annualized return and has a minimum investment \$35,508 or 5.0%.

What we like about this Trust Deed opportunity:

1. 740 and 739 FICOs
2. Combined BPO/appraisal value \$1,081,000
3. \$370,840 gross protective equity
4. 9.50% investor yield
5. 6 months guaranteed interest

Possible concerns:

1. Borrower would like to close as quickly as possible for Purchase closing

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



Mr. Michael Veal

Financial

1. Offering Type: Debt
2. Investor Yield: 9.50%
3. Minimum Raise Amount: \$710,160
4. Minimum Investment Amount: \$35,508
5. Loan amount (\$): \$710,160
6. Lien position: 1st TD
7. Borrower Credit Score: 740.0
8. LTV/CLTV: 65.0%
9. Deal Type: Purchase Fix and Flip
10. Loan Term Length: 36
11. Property Condition: Minor Rehab
12. Lien Position: 1st TD (Both)
13. Loan Type: Business Purpose Purchase with Cash-Out Refi on Cross Collateral
14. Value: \$406,000 (Huntington Beach) and \$675,000 (Buena Park)
15. Loan Amount: \$710,160

16. Existing 1st Lien: \$260,000 (Buena Park Only)
17. LTV: 61.78% of Primary Residence / 65%/65% Purchase and rehab of Subject
18. Fractional Interests (20): \$35,508 or 5.00%
19. Lender Rate: 9.50%
20. Monthly Payment to Lender: \$6,503.88
21. Amortization/Term: Interest Only / 36 Mos
22. Gross Protective Equity over BPO Value: \$370,840
23. Borrower Credit: 740 and 739
24. Exit Strategy: Sale of Subject Property

Property

1. Property Type: Condo (Huntington Beach) and SFR (Buena Park)
2. Ownership Interest: Leased Land on Condo in HB and Fee Simple on Buena Park
3. Values: \$406,000 (Huntington Beach - Appraisal) and \$675,000 (Buena Park - BPO)
4. Total Living SF: 1,272 SF (Huntington Beach) and 1,696 SF (Buena Park)
5. Total Rooms: 7 (Huntington Beach) and 8 (Buena Park)
6. Total Bedrooms: 3 (Huntington Beach) and 4 (Buena Park)
7. Total Bathrooms: 2 (Huntington Beach) and 2 (Buena Park)
8. Garage: 1-Car + 1 carport (Huntington Beach) and 2-Car attached (Buena Park)
9. Exterior Wall: Stucco, Wood (Huntington Beach) and Brick, Stucco (Buena Park)
10. Year Built: 1980 (Huntington Beach) and 1954 (Buena Park)
11. Architectural Style: Traditional (Both)
12. Occupancy: Non-Owner Occupied (Huntington Beach) and Owner-Occupied (Buena Park)
13. County: Orange County (Both)
14. Zoning: Residential

Please see overview above.



Photos



Subject Rear 2



Subect Back



Subject Street Scene



Subject Front Door



Subject Living Room



Subject Dining Room



Subject Kitchen



Subject Master Bedroom



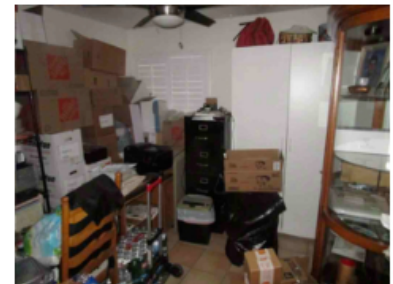
Subject Master Bathroom



Subject Bedroom 1



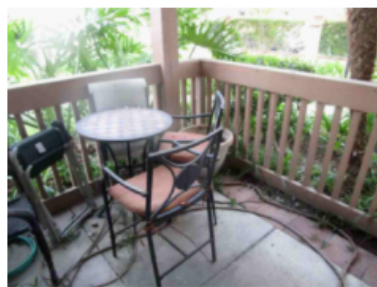
Subject Bathroom 1



Subject Bedroom 2



Subject Patio 1



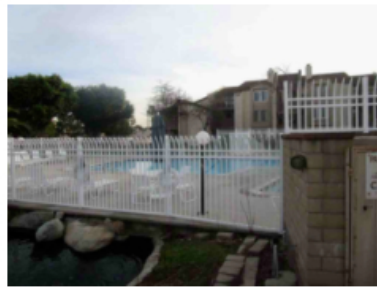
Subject patio 2



Subject Club House



Subject Pool and Pond



Subject Pool



Subject Parking Space



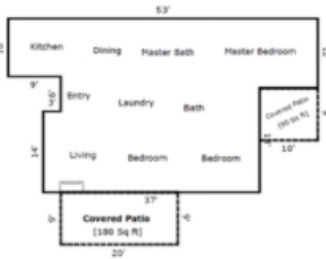
Subject Laundry



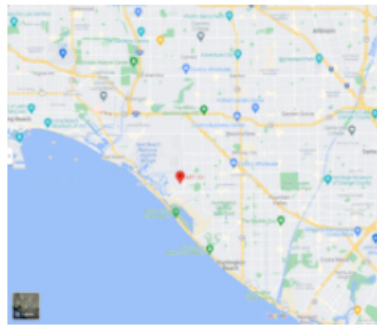
Subject Garage



Subject Garage Interior



Subject Building Sketch



Subject Google



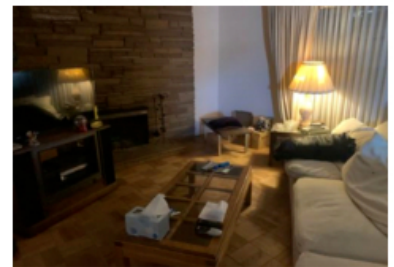
Subject Aerial



Cross Front



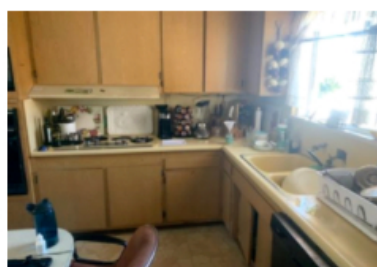
Cross Street View



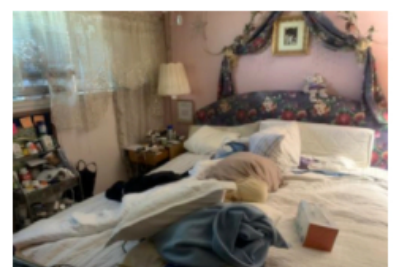
Cross Living Room



Cross Dining Room



Cross Kitchen



Cross Bedroom 1



Cross Bathroom 1



Cross Bathroom 2



Cross Bedroom 2



Cross Bedroom 3



Cross Backyard



Cross Side



Cross Side 2



Cross Google



Cross Aerial

Documents

[Tedrahn_-_Appraisal_\(Cabana_Dr.\)__450K.pdf](#) (pdf, 3478KB)

[Tedrahn_-_BPO_\(Holder_St.\)__675K.pdf](#) (pdf, 4495KB)

[Tedrahn_-_Preliminary_Report_-_Combined.pdf](#) (pdf, 406KB)

[Tedrahn_-_Property_Profile_-_Cabana_Dr..pdf](#) (pdf, 1580KB)

[Tedrahn_-_Property_Profile_\(Holder_Street\).pdf](#) (pdf, 1506KB)

[Tedrahn_-_Value_-_Cabana_-_Redfin__389k.pdf](#) (pdf, 761KB)

[Tedrahn_-_Value_-_Cabana_-_Zillow__386k.pdf](#) (pdf, 1432KB)

[Tedrahn_-_Value_-_Holder_-_Redfin__875k.pdf](#) (pdf, 682KB)

