

**\$146,250 1st TD @ 9.00%, SFR, OO, 58.50% LTV, 55.28% Net LTV,
Business Purpose Cash Out, 24 Mos. Term, \$48,750 Min. Inv., 6 Mos. Guar.
Int., 6 Mos. Prepaid Int, Weaverville, CA 96093**

41 Pine Song Weaverville CA 96093 United States



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Overview

Successful business owner/operator of "Trinity Iron Works", current MVI borrower and real estate investor is seeking a 1st TD business purpose cash out on this "Free & Clear" SFR in Weaverville, Trinity County, CA. Funds from this loan will go directly towards the purchase of a commercial building real estate acquisition closing soon in escrow. Mortgage Vintage is also managing this purchase loan.

Exit strategy is to pay off our loan through refinance or business proceeds.

The subject property is fully remodeled, in excellent condition SFR with 750 SF of living space, 5 total rooms, 1 Bed / 1.5 Bath, on .35 acres. Borrower spent 150K personal funds on interior and exterior recent renovations. The property features a new beautiful back deck/patio with redwood views. The subject property is very well located near downtown Weaverville, close to many restaurants, shopping plazas, schools and nature parks.

This is a 58.50% LTV and 55.28% Net LTV on recent BPO value of \$250,000. Loan structure features 6 months' guaranteed interest, 6 months' prepaid interest, 24 months term, yielding a 9.00% annualized return. Minimum investment is \$48,750.

What we like about this Trust Deed opportunity:

1. 1st TD with 9.00% Investor Yield
2. Newly renovated SFR
3. 58.50% LTV on BPO Value / 55.28% Net LTV
4. 6 months Guaranteed Interest
5. 6 months Prepaid Intest

Possible concerns:

1. Borrower would like to close quickly to coordinate with commercial 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.



Ms. Nicole Smith

Financial

1. Offering Type: Debt
2. Investor Yield: 9.00%
3. Minimum Raise Amount: \$146,250
4. Minimum Investment Amount: \$48,750
5. Loan amount (\$): \$146,250
6. Lien position: 1st TD
7. Borrower Credit Score: 0.0
8. LTV/CLTV: 58.5%
9. Deal Type: Cash Out
10. Loan Term Length: 24
11. Property Condition: No Rehab
12. Lien Position: 1st TD
13. Loan Type: Business Purpose Cash Out
14. Loan Amount: \$146,250
15. LTV on BPO Value / LTV on BPO Net Value : 58.50% / 55.28%
16. Fractional Interests (3): \$48,750
17. Lender Rate: 9.00%
18. Monthly Payment to Lender: \$1,096.88
19. Amortization/Term: Interest Only / 24 Months
20. Gross Protective Equity over Purchase Price: \$103,750
21. Guaranteed Interest: 6 Months
22. Prepaid Interest: 6 Months
23. Borrower Credit: 0 - Borrower has no prior credit / trade lines - clean Credit
24. Exit Strategy: Refinance or Business Proceeds

Property

1. Property Type: SFR
2. Broker Price Opinion (BPO) Value: \$250,000
3. SFR SF: 750 Living Space
4. BPO Value /SF: \$333.33
5. Total Lot Size SF: .35 acres
6. Stories: 1 story
7. Exterior Frame: Wood
8. Year Built: 1935 / Renovated: 2021
9. Occupancy: Owner Occupied
10. County: Trinity
11. Zoning: Residential
12. Est. Closing Date: 04/04/22

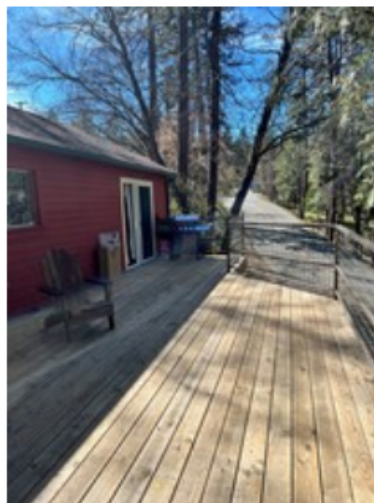
Please see above for detailed property information



Photos



frontside



backdeck2



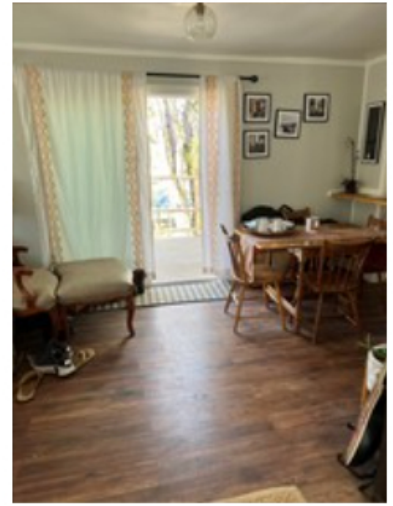
kitchen4



dining area



kitchen2



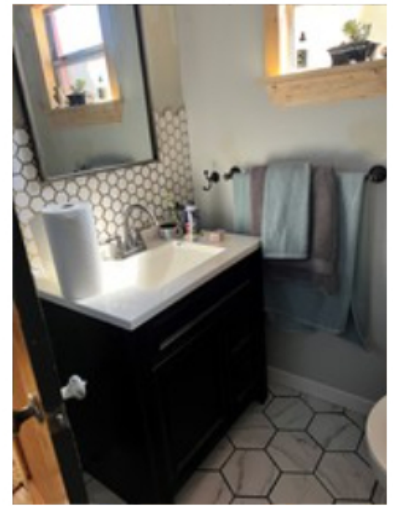
diningarea2



living space



living room



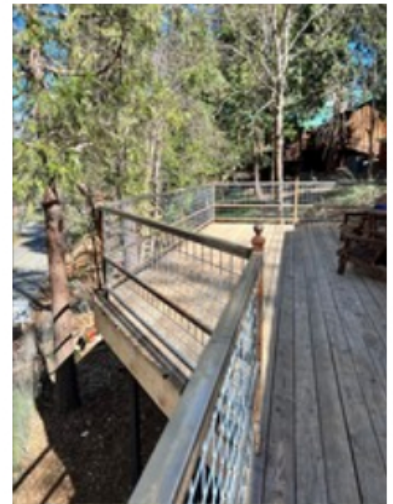
bathroom



bedroom



bedroom2

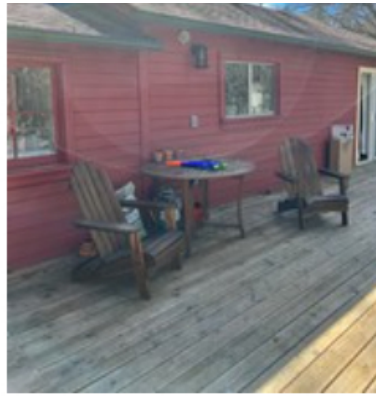


backdeck





backview



deck3



google map



aerial map

Documents

 Solometo_-_250K_BPO.pdf (pdf, 3410KB)

 Solometo_-_Preliminary_Report.pdf (pdf, 299KB)

 Solometo_-_Property_Profile_(Pine_Song).pdf (pdf, 418KB)