

\$2,400,000 1st TD @ 13.50%, 60.00% ARV LTV, OO, Commercial, Refi + Funds Control + Cash Out, 24 Mos. Term, 6 Mos. Guar., \$80,000 Min. Inv., King City, Monterey County, CA

991 Industrial Way King City CA 93930 United States



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Overview

721 FICO successful real investor with \$2.3M liquid cash in personal bank account (bank statement in investor dropbox) and a history of successful businesses over past two decades is seeking a 1st TD to pay off an existing, current and in good standing \$1.1M 1st TD on this fully renovated, in very good condition commercial building in Monterey County, CA; part of the remaining funds will be placed into Funds Control and used to pour concrete for the permanent foundation and installation of 8 Extreme Cube pre-fabricated buildings the borrower has already purchased with personal funds that are in a nearby warehouse ready to be added to existing subject property. The extension will increase 3,264 SF of existing building by another 2,304 SF. The remaining balance of funds will be used for national marketing and promotional campaigns for borrower's cannabis brand that invented a game changing proprietary "Quick Six" TM nana technology with cGMP manufacturing processes. Using this new technology, Borrower's company scientists have brought the onset of experience down to as fast as 6 minutes in their gummies and to under a minute in their dosed spray tincture.

Borrower has significant "skin in the game"; after purchasing this subject property borrower invested \$800K personal funds to fully renovate the existing 3,264 SF building + another \$700K in personal funds used to purchase the prefab buildings that will be added on through funds control of this loan. Total borrower "skin in game" invested into this subject property = \$1.5M (not including plus an additional \$950k in manufacturing equipment onsite purchased by borrower out of pocket)

"Boxer Six", a Raaja Manufacturing LLC brand, product annual revenue projected at \$106M and Net Annual Income at \$44M within 5 years. Business financials, business & marketing plan and resume of borrowers' company C-level officers with collective 70 years assembled experience in investor dropbox. Borrower has multiple exit strategies: pay

off this loan through business proceeds, refinance, sale of property or sale of business.

The subject property is a one story, in very good condition, fully renovated commercial-industrial building with concrete foundation that will be comprised of a total of 5,568 SF rentable space located on a .99 acres or 43,162 SF parcel with two 12'x12' grade level rollup doors, office buildout, secure manufacturing/extraction, packaging, storage and distribution areas, two restroom modules and gated open parking area; (2) R&D pods and (6) packaging pods which are cleanroom rated and are already owned by the borrower and located less than a half mile off-site. Appraiser was taken to visually confirm these Pods. (see appraisal in investor dropbox).

This subject property is 100%, fully occupied, single tenant, borrower's cannabis company, paying \$25,000/per month. All required state and local cannabis licenses and permits in place.

Subject property is very well located in Monterey County next to Big Sur State Park, just 30 minutes east of Pacific Ocean, south-east of Carmel, just off the 101 freeway and near the "Mesa Del Rey" public airport. The subject property sits just outside downtown King City where there are restaurants, shopping plazas and schools; and is surrounded by similar commercial-industrial buildings.

This loan is a 60.00% ARV LTV on recent after completion appraised value of \$4,000,000 and As Is value of \$3,000,000. Loan structure features 6 months' guaranteed interest and 13.50% annualized investor return. Minimum investment is \$80,000

What we like about this Trust Deed opportunity:

1. 721 FICO very experienced real estate investor and business owner
2. Borrower \$1.5M "skin in game" into subject property
3. Legally permitted/licensed cannabis business – single tenant/owner-occupied
4. 13.50% Investor Yield
5. 60.00% ARV LTV
6. 6 months guaranteed interest
7. \$1,600,000 Gross Protected Equity
8. Low Risk Enviroscreen Report
9. Big Sur / Monterey County Location

Possible concerns:

1. Cannabis prices may fluctuate

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

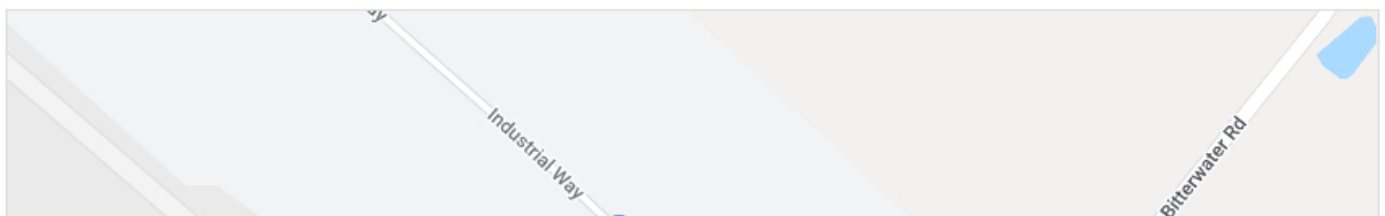
Financial

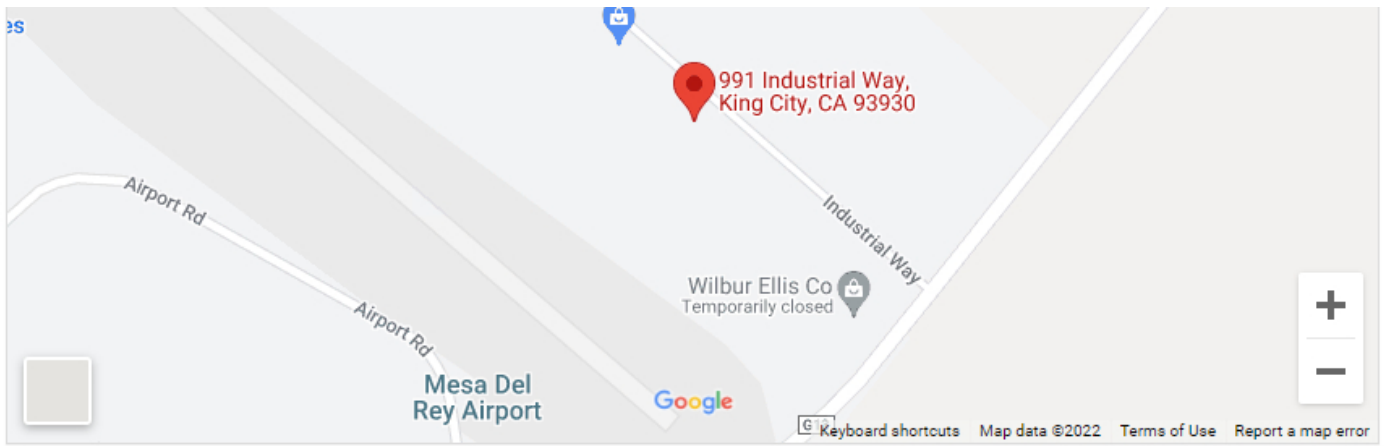
1. Offering Type: Debt
2. Investor Yield: 13.50%
3. Minimum Raise Amount: \$2,400,000
4. Minimum Investment Amount: \$80,000
5. Loan amount (\$): \$2,400,000
6. Lien position: 1st TD
7. Borrower Credit Score: 721.0
8. LTV/CLTV: 60.0%
9. Deal Type: Cash-Out Refinance
10. Loan Term Length: 24
11. Property Condition: Minor Rehab
12. Lien Position: 1st TD
13. Loan Type: Cash Out Refinance + Funds Control
14. Loan Amount: \$2,400,000
15. LTV on Appraised Value: 60% ARV
16. Fractional Interests (30): \$80,000
17. Lender Rate: 13.50%
18. Monthly Payment to Lender: \$27,000
19. Amortization/Term: Interest Only / 24 Months
20. Gross Protective Equity over ARV Appraised Value: \$1,600,000
21. Guaranteed Interest: 6 Months
22. Borrower Credit: 721
23. Exit Strategy: Pay it off through refinance or business proceeds

Property

1. Property Type: COMMERCIAL HEAVY INDUSTRIAL CANNABIS PROPERTY
2. Recent Appraised Value: \$4M "ARV" / \$3M "As Is"
3. Building ARV SF: 5,568
4. Land Area: .99 acres or 43,162 SF
5. Stories: 1 Story
6. Year Built: 1987 / Year Renovated 2021-2022
7. Occupancy: Owner Occupied
8. County: Monterey
9. Zoning: M-3/A-P – Heavy Manufacturing
10. APN: 026-351-024-000
11. Enviroscreen: Low No Further Action Required
12. Cap Rate: 5.5%
13. Est. Closing Date: 04/01/22

See description above.

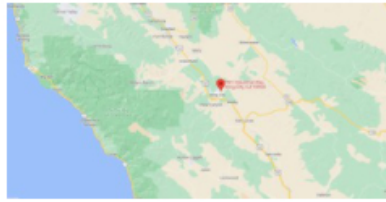




Photos



frontview1



google map



aerial map



exterior view



backview



interior view 1



interior view2



interior view 3



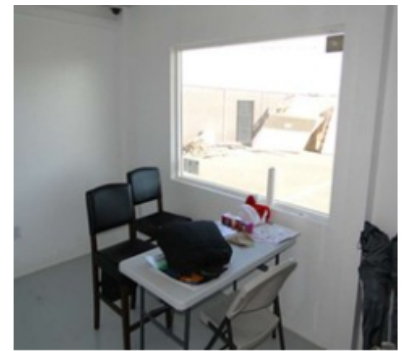
interior view 4



interior view 6



interior view 5



interior view 7



bathroom



interior view 8



exterior view2



extreme cube1



electrical back



Ecube interior



xtremecubesideview



expansion zone



streetview

FINANCIAL ASSUMPTIONS

	2024	2025	2026	2027	2028
Revenue	1,000,000	1,500,000	2,000,000	2,500,000	3,000,000
Cost of Goods Sold	300,000	450,000	600,000	750,000	900,000
Gross Profit	700,000	1,050,000	1,400,000	1,750,000	2,100,000
Operating Expenses	200,000	300,000	400,000	500,000	600,000
Operating Income	500,000	750,000	1,000,000	1,250,000	1,500,000
Net Income	400,000	600,000	800,000	1,000,000	1,200,000



Account	2020	2021	2022	2023	2024
Accounts Payable	1000	1000	1000	1000	1000
Accounts Receivable	1000	1000	1000	1000	1000
Inventory	1000	1000	1000	1000	1000
Fixed Assets	1000	1000	1000	1000	1000
Equity	1000	1000	1000	1000	1000
Liabilities	1000	1000	1000	1000	1000
Total	1000	1000	1000	1000	1000

product 3

financial assumptions



license

Documents

[Desai_-_4M_ARV_991_INDUSTRIAL_WAY_-_KING_CITY_APPRAISAL_REPORT.pdf](#) (pdf, 9096KB)

[Desai_-_PreliminaryReport.pdf](#) (pdf, 301KB)

[Desai_-_Property_Profile.pdf](#) (pdf, 643KB)

[Desai_-_Financial_Projections__Business_Plan_and_Officers.pdf](#) (pdf, 911KB)