

\$300,000 1st TD @ 6.00%, 31.58% LTV, SFR, Refi, NOO, 12 Mos Term, \$60,000 Min Inv, 12 mos Guar Int, Garden Grove, CA

6511 Santa Barbara Ave. Garden Grove CA 92845 United States



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Overview

Successful 719 and 728 FICO real estate investors and previous Mortgage Vintage borrowers seeking to refinance their existing 1st Trust Deed on this non-owner-occupied Garden Grove, Orange County rental property. In addition to our new \$300k loan, the Borrower is bringing in over \$215k cash to close to pay off the existing \$515k US Bank 1st Trust Deed.

The subject property is a single-story, ranch styled SFR that sits on a large 6,699 SF lot. The home itself is 1,722 SF and has 8 total rooms including 4 bedrooms and 2 bathrooms. The property also features large front and backyards and has an inground pool. It is situated in a great part of Garden Grove conveniently close to schools, shopping centers, parks, restaurants, entertainment, banks and restaurants.

This is a 31.58% LTV loan based on the recent BPO value of \$950,000. Loan structure features 4 months Guaranteed Interest, a minimum investment of \$60,000 or 20% and yields a 6.00% annualized return.

What we like about this Trust Deed opportunity:

1. Non-Owner-Occupied investment property
2. Borrower bringing in over \$215k cash to close
3. 4 months Guaranteed Interest
4. 719 and 728 FICO borrowers
5. Very low 31.58% LTV

Possible concerns:

1. Borrowers would like to close quickly

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: 6.00%
3. Minimum Raise Amount: \$300,000
4. Minimum Investment Amount: \$60,000
5. Loan amount (\$): \$300,000
6. Lien position: 1st TD
7. Borrower Credit Score: 719.0
8. LTV/CLTV: 31.58%
9. Deal Type: Rate and Term Refinance
10. Loan Term Length: 12
11. Property Condition: No Rehab
12. Lien Position: 1st TD
13. Loan Type: Business Purpose Rate & Term Refi
14. Broker Price Opinion Valuation: \$950,000
15. Loan Amount: \$300,000
16. Existing 1st TD Loan: \$516,000
17. LTV on BPO Value: 31.58%
18. Fractional Interests (5): \$60,000 or 20%
19. Lender Rate: 6.00%
20. Monthly Payment to Lender: \$1,500
21. Amortization/Term: Interest Only / 12 Months
22. Gross Protective Equity over Appraised Value: \$650,000
23. Guaranteed Interest: 4 Months
24. Borrower Credit: 719 and 728
25. Exit Strategy: Conventional Refinance

Property

1. Property Type: Single Family Residence
2. BPO Value: \$950,000
3. Home sqft: 1,722
4. Appraised Value/sqft: \$551.68

- 5. Lot Size sqft: 0.15 acres or 6,699 SF
- 6. Total Rooms: 8
- 7. Bedrooms: 4
- 8. Bathrooms: 2
- 9. Stories: 1
- 10. Garage: 2-car attached
- 11. Exterior Wall: Stucco, Wood
- 12. Year Built: 1960
- 13. Architectural Style: Ranch
- 14. Occupancy: Non-Owner Occ.
- 15. County: Orange
- 16. Zoning: Residential - Single Family
- 17. APN: 130-412-12
- 18. Est. Closing Date: 03-28-2022

Please see above for detailed property information



Photos



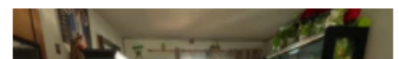
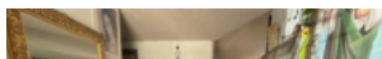
Front



Street Scene



Front Yard

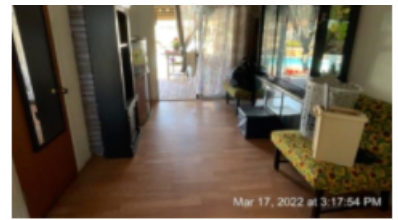




Front Right



Entryway



Living Room



Kitchen



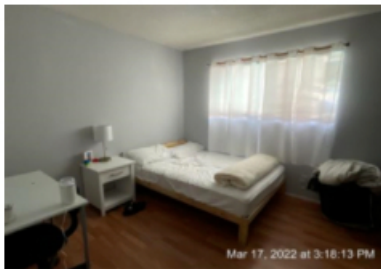
Kitchen 2



Dining Room



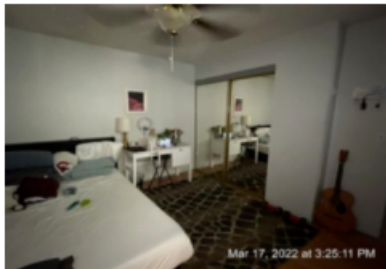
Hallway



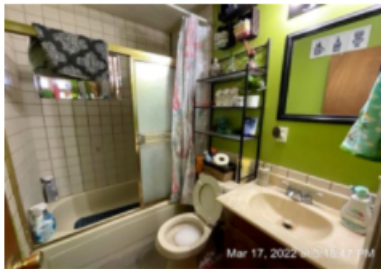
Bedroom 1



Bedroom 2



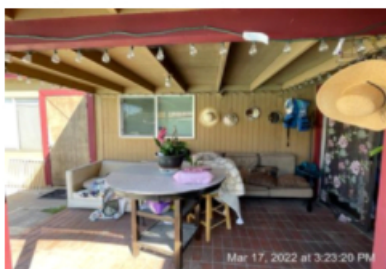
Bedroom 3



Bathroom 1



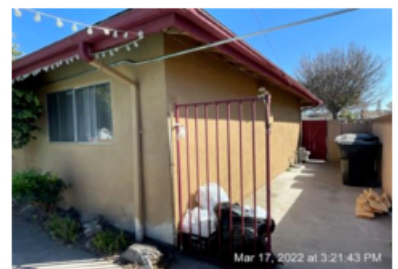
Bathroom 2



Back Patio

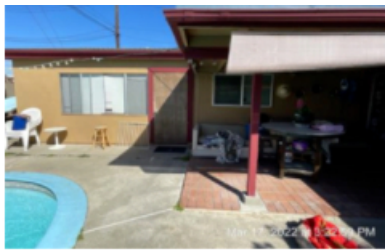


Right Side



Left Side





Rear



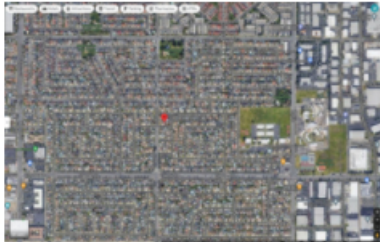
Garage



Backyard with pool



Backyard with pool 2



Aerial



Google

Documents

[Gomez_-_BPO_-_950k_-_3-20-22.pdf](#) (pdf, 8104KB)

[Gomez_-_Preliminary_Report.pdf](#) (pdf, 433KB)

[Gomez_-_Property_Profile.pdf](#) (pdf, 680KB)

[Gomez_-_Value__1.047mm_-_Zillow.pdf](#) (pdf, 437KB)

[Gomez_-_Value__1.047mm_-_Redfin.pdf](#) (pdf, 755KB)

Investor Questions

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