

\$370,000 1st TD @ 7.00%, 37.00% LTV, 36.71.00% Net LTV, Multi-Family, NOO, 48 Mos. Term, 9 Mos. Guar. Int., 3 Mos. Prepaid Int., \$37k Min. Inv., Long Beach, CA 90805

5909 Orange Ave. Long Beach CA 90805 United States



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Overview

Real estate investor, business owner and successful Mortgage Vintage borrower seeking a new business purpose cash-out 1st TD refi on this non-owner occupied 3-unit multi-family property in Long Beach in LA County. The borrowers \$210k 1st TD that this loan is paying off is current and has performed perfectly. Funds from our loan will be used to provide additional improvements to the property and invest in other investment properties.

The subject property is a two-story traditional style 3-unit multi-family building. Building measures 2,754 SF and is situated on a 4,197 SF lot. The subject has 12 total rooms with 6 BR / 4 BA and a 4-car attached garage. Each unit has 2 bedrooms. Two of the units are currently rented out for \$1,300 each (\$2,600 total). The borrower has an immediate family member living in one of the units and does not collect rent from that family member. Exit strategy from our loan is a conventional or NonQM loan.

This loan is a 37.00% LTV on the BPO value of \$1,000,000. Loan structure features 9 months' guaranteed interest, 3 months Prepaid Interest, and an 7.00% annualized return due in 4 years. Minimum investment is \$37,000 or 10%.

What we like about this Trust Deed opportunity:

1. Long Beach, LA County location
2. 37.00% LTV/36.17% Net LTV
3. Non-owner-occupied investment property
4. \$2,600/month rental income
5. 9 months Guaranteed Interest
6. Borrower is currently performing on existing 1st TD with a perfect payment histor

Possible concerns:

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

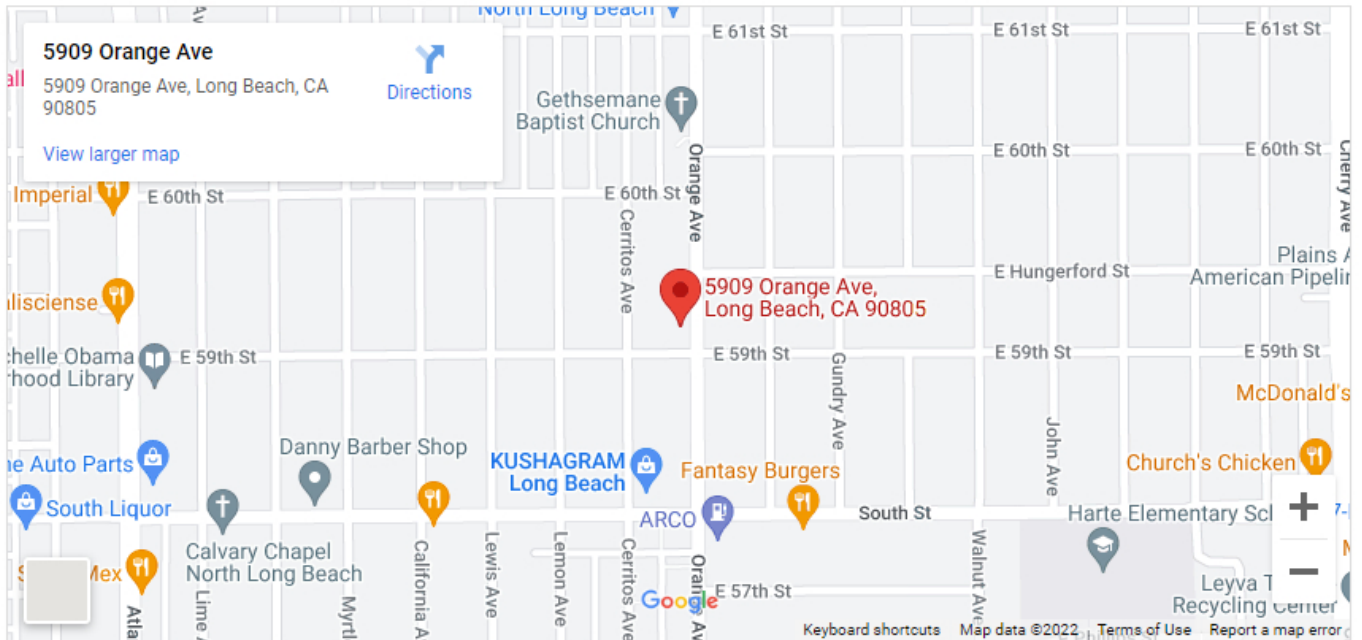
1. Offering Type: Debt
2. Investor Yield: 7.00%
3. Minimum Raise Amount: \$370,000
4. Minimum Investment Amount: \$37,000
5. Loan amount (\$): \$370,000
6. Lien position: 1st TD
7. Borrower Credit Score: 563.0
8. LTV/CLTV: 37.0%
9. Deal Type: Cash-Out Refinance
10. Loan Term Length: 48
11. Property Condition: Minor Rehab
12. Lien Position: 1st TD
13. Loan Type: Business Purpose Cash-Out Refi
14. Loan Amount: \$370,000
15. LTV on BPO Value: 37.00%
16. Fractional Interests (10): \$37,000 or 10%
17. Lender Rate: 7.00%
18. Monthly Payment to Lender: \$2,158.33
19. Amortization/Term: Interest Only due 48 Months
20. Gross Protective Equity over BPO Value: \$630,000
21. Guaranteed Interest: 9 Months
22. Prepaid Interest: 3 Months
23. Borrower Credit: 563
24. Exit Strategy: Conventional Refi or NonQM loan

Property

1. Property Type: Multi-family 3-unit
2. BPO Value: \$1,000,000
3. Home sqft: 2,754

4. BPO Value/sqft: \$363.11
5. Lot Size sqft: 4,197 or .096 acres
6. Total Rooms: 16
7. Bedrooms: 6
8. Bathrooms: 4
9. Stories: 2
10. Garage: 4-car attached
11. Exterior Wall: Stucco
12. Year Built: 1969
13. Architectural Style: Traditional
14. Occupancy: Non-Owner Occ.
15. County: Los Angeles
16. Zoning: LB2RN
17. APN: 7124-024-028
18. Est. Closing Date: 04/15/2022

Please see above for detailed property information



Photos



front 2



front



front 3





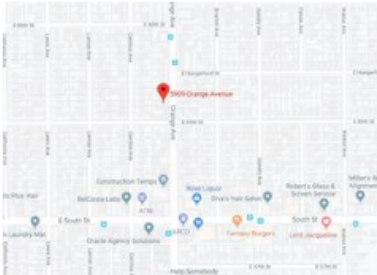
address



street



street sign



Google Map



Google Aerial

Documents

[Taing_-_BPO__1_Mil._Value_-_3-31-22.pdf](#) (pdf, 2111KB)

[Taing_-_PreliminaryReport.pdf](#) (pdf, 289KB)

[Taing_-_Property_Profile.pdf](#) (pdf, 628KB)

[Taing_-_Value__932k_-_Redfin.pdf](#) (pdf, 1024KB)