

\$1,000,000 1st TD @ 6.50%, 22.22% LTV, 21.93% Net LTV, OO, SFR, Cash-Out, 24 Mos Term, 3 Mos. Guar Int, 2 Mos Prepaid Int, \$50,000 min inv, Newport Beach, CA 92663

44 Balboa Coves Newport Beach CA 92663 United States



Pledged 0%

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Loan amount (\$)	\$1,000,000
Estimated Closing Date	May 24, 2022
Investor Yield	6.50%
Min. Investment	\$50,000

Contact Sponsors



Sandy MacDougall

CTD

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Overview

782 credit score Business owner is seeking a new business purpose cash-out 1st TD on this owner occupied property in Newport Beach, CA in Orange County. Funds from our loan will be used for business expansion and investment purposes.

The subject property is a custom built 3,400 SF contemporary SFR sitting on a 4,014 SF lot. The home has 9 total rooms with 4 BR/4.2 BA and a 2-car attached garage. The property located in the gated community of Balboa Coves, right on the water in Newport Beach with its own dock. The property has a beautiful roof top deck, amazing views from the living room and master bedroom, and has an elevator! The subject property has easy fwy access and is close to entertainment, restaurants, shopping, parks and medical facilities. Exit strategy from our loan is to pay the loan off through investment proceeds.

This loan is 22.22% CLTV on the BPO value of \$4.5MM. Loan structure features 3 months guaranteed interest, 2 months prepaid interest and 6.50% annualized return. Minimum investment is \$50,000 or 5.00%.

What we like about this Trust Deed opportunity:

- 782 Credit Score
- Strong Income
- Newport Beach Waterfront Location

Possible concerns:

- None

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.



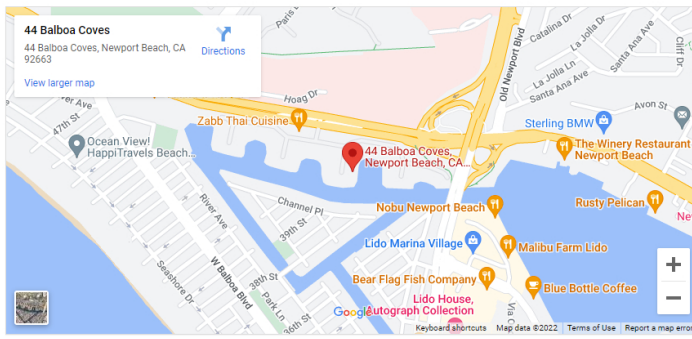
Mr. Sandy MacDougall CTD

Financial

- Offering Type: Debt
- Investor Yield: 6.50%
- Minimum Raise Amount: \$1,000,000
- Minimum Investment Amount: \$50,000
- Loan amount (\$): \$1,000,000
- Lien position: 1st TD
- Borrower Credit Score: 782.0
- LTV/CLTV: 22.22%
- Deal Type: Cash Out
- Loan Term Length: 24
- Property Condition: No Rehab
- Lien Position: 1st TD
- Loan Type: Business Purpose Cash-Out Refi
- Loan Amount: \$1,000,000
- LTV on BPO Value: 22.22%
- Net LTV on BPO Value: 21.93%
- Fractional Interests (20): \$50,000 or 5.00%
- Lender Rate: 6.50%
- Monthly Payment to Lender: \$5,416.67
- Amortization/Term: Interest Only / 24 Mos
- Gross Protective Equity over BPO Value: \$3,500,000
- Guaranteed Interest: 3 Months
- Prepaid Interest: 2 months

24. Borrower Credit: 782

25. Exit Strategy: Payoff Loan with Investment Proceeds or Conventional Refi



Photos



Back View Pic 2



Front of Property



Entry



Back View



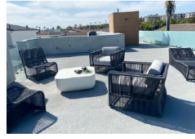
Dock View



Top Deck Pic 1



Top Deck Patio



Top Deck Patio Pic 2



View from Top Deck



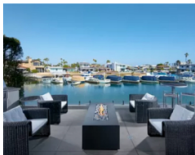
Living Room



View from Family Area



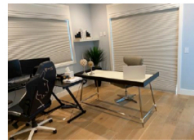
Patio



Patio Pic 2



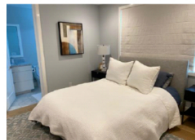
Kitchen



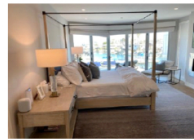
Office



Downstairs Bedroom



Bedroom 3



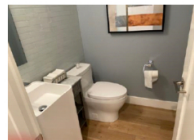
Master Bedroom



View from Master Bedroom



Master Bedroom Pic 2



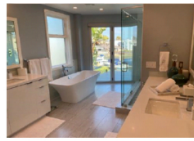
Downstairs Bath 1



Downstairs Bath 2



Bathroom 3



Master Bathroom Pic 1



Master Bathroom Pic 2



Garage Pic 2



Master Bathroom Pic 3



Interior Staircase



Laundry Room



Elevator



Garage



Street View



Address

Documents

- [Cohen_-_BPO_-_4.5_Mil_-_5-19-22.pdf \(pdf, 5434KB\)](#)
- [Cohen_-_Preliminary_Report.pdf \(pdf, 417KB\)](#)
- [Cohen_-_Property_Profile.pdf \(pdf, 446KB\)](#)
- [Cohen_-_Value_-_Zillow__7.495M.pdf \(pdf, 252KB\)](#)
- [Cohen_-_Value_-_Redfin__7.495M.pdf \(pdf, 7409KB\)](#)

Investor Questions

Write your question here ...

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