

\$129,400 2nd TD @ 10.00%, SFR, Cash Out, 60.56% Net CLTV, 61.15% CLTV, OO, 24 Mos. Term, 6 Mos. Guar. Int., 6 Mos. Prep. Int., \$67.4k Min., Lake Forest, CA

22696 S Canada Court Lake Forest CA 92630 United States



[Overview](#) [Management](#) [Financial](#) [Property](#) [Map](#) [Photos](#) [Documents](#) [Questions](#)

Overview

Successful, repeat Mortgage Vintage borrower and business owner is seeking a business purpose cash out loan on this owner occupied, lakefront SFR in Lake Forest, Orange County, CA. Borrower's current and in good standing 1st TD is \$665K at an 8.99% interest only rate. Exit strategy: conventional refinance.

The subject property is a contemporary style, two story, SFR in good condition, right on the lake with a deck and dock in Lake Forest, Orange County, CA. The home has 6 total rooms with 3 BR and 3 BA and is 2,022 SF and sits on .07 lakefront lot. The property is well located near many shopping plazas, schools and has easy 5, 405 and 241 freeway access.

This is a 60.56% Net CLTV and a 61.15% CLTV on a recent BPO value of \$1,299,000. Loan structure features 6 months of guaranteed interest and 6 months of prepaid interest, yielding an 10.00% annualized return. Minimum investment is \$64,700 or 50%.

What we like about this Trust Deed opportunity:

1. Lakefront SFR in Orange County
2. Repeat MVI with positive payment history
3. 6 months Guaranteed Interest
4. 6 months Prepaid Interest
5. \$504,600 Investor Equity Protection

Possible concerns:

1. Borrower 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



Ms. Nicole Smith

Financial

1. Offering Type: Debt
2. Investor Yield: 10.00%
3. Minimum Raise Amount: \$129,400
4. Minimum Investment Amount: \$64,700
5. Loan amount (\$): \$129,400
6. Lien position: 2nd TD
7. Borrower Credit Score: 618.0
8. LTV/CLTV: 61.15%
9. Deal Type: Cash Out
10. Loan Term Length: 24
11. Property Condition: No Rehab
12. Lien Position: 2nd TD
13. Loan Type: Business Purpose Cash Out
14. Loan Amount: \$129,400
15. LTV on BPO Value: 61.15%
16. Net LTV on BPO Value: 60.56%
17. Fractional Interests (2): \$64,700 (50%)
18. Lender Rate: 10.00%
19. Monthly Payment to Lender: \$1,078.33
20. Amortization/Term: Interest Only/ 24 Months
21. Gross Protective Equity Over Appraised Value: \$504,600
22. Guaranteed Interest: 6 Months
23. Prepaid Interest: 6 Months
24. Borrower Credit Score: 618
25. Exit Strategy: Conventional Refinance

Property

1. Type: Single Family Residence
2. BPO Value: \$1,299,000
3. Home SF: 2,022 SF
4. BPO Value/SF: \$642.43
5. Lot Size SF: .07 acres
6. Total Rooms: 6
7. Bedrooms: 3
8. Bathrooms: 3
9. Stories: 1
10. Garage: 2-car attached
11. Architectural Style: Contemporary
12. Exterior Wall: Wood
13. Year Built: 1976
14. Features: lakefront and deck
15. Occupancy: Owner Occ.
16. County: Orange
17. Zoning: Residential
18. Est. Closing Date: 06/7/2022

see previous description



Photos



frontview



livingroom

lakeviewbackyard



kitchen

streetview



dining room



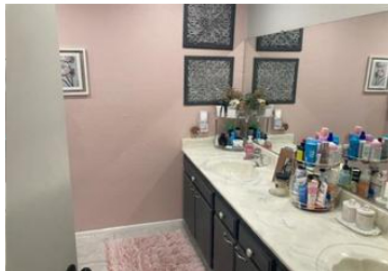
bedroom3



bedroom2



bedroom1



bathroom3



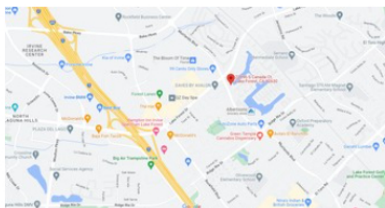
bathroom2



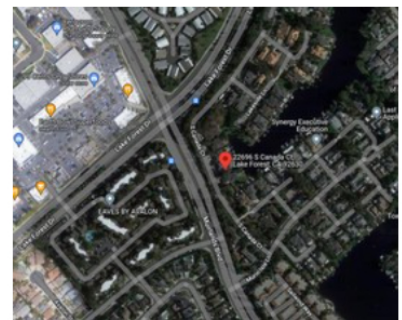
bathroom1



addressnumber



google map



aerial map

Documents

[Quintero_-_1.299M_Appraisal.pdf](#) (pdf, 3638KB)

[Quintero_-_Preliminary_Report..pdf](#) (pdf, 299KB)

 [Quintero_-_Property_Profile.pdf](#) (pdf, 607KB)
