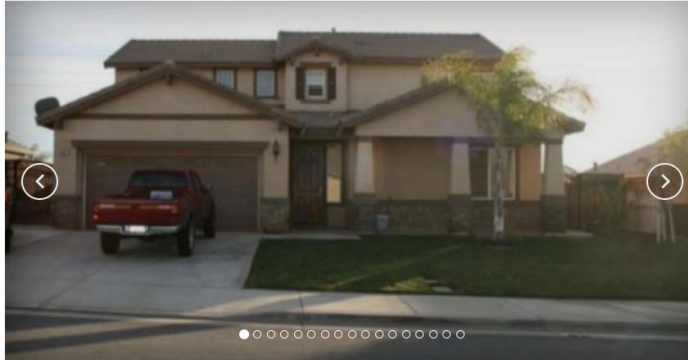


\$132,000 2nd TD @ 11.00%, Cash-Out, SFR, OO, 24 Mos. Term, 70.00% CLTV, 67.73% Net CLTV, \$44,000 Min. Inv., 6 Mos. Guar. Int., 3 Mos Prep. Int., Beaumont, CA

1247 W Monte Verde Drive Beaumont CA 92223 United States



Pledged 0%

Follow This Offering

| | |
|------------------------|--------------|
| Loan amount (\$) | \$132,000 |
| Estimated Closing Date | May 24, 2022 |
| Investor Yield | 11.00% |
| Min. Investment | \$44,000 |

Contact Sponsors



Sandy MacDougall
CTD

Send Message
Email Sandy
(949) 632-6145

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

Overview

Successful business owner is seeking a cash-out 2nd TD of this owner occupied SFR in Riverside County. Proceeds from this loan will be used for the investment into a pizzeria franchise and to purchase equipment for the business.

Our subject property is a beautiful two-story SFR located in Beaumont and sits on a 7,405 sqft lot. The subject was built in 2005 and has 2,524 sqft of living space with 9 total rooms - 5 bedrooms, 3 baths and 2-car attached garage with a pool and spa. The home is located just north of the I-10, walking distance to a large park, schools, restaurants, and shopping.

This is a 70.00% CLTV and net 67.73% Net CLTV based on the BPO value of \$600,000. Loan structure features 6 months Guaranteed Interest and 3 months Prepaid Interest. Minimum investment for this 2nd Trust Deed is \$44,000 or 33.33%, yielding an 11.00% annualized return.

What we like about this Trust Deed opportunity:

- Riverside County location and being near a park
- 6 months Guaranteed Interest

Possible concerns:

- Borrower needs to close as soon as possible

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.

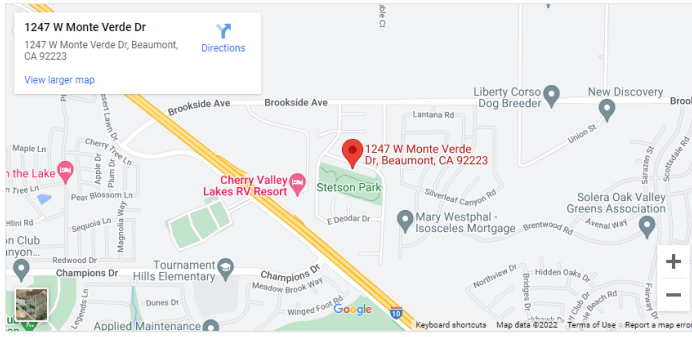
Mortgage Vintage sells their Trust Deeds on the CrowdTrustDeed platform. CrowdTrustDeed offers individual and fractional high yield Trust Deed Investments throughout California. Investors looking to diversify their investment portfolio can achieve 8% - 12% current income returns through these real estate secured investments.



Mr. Sandy MacDougall CTD

Financial

- Offering Type: Debt
- Investor Yield: 11.00%
- Minimum Raise Amount: \$132,000
- Minimum Investment Amount: \$44,000
- Loan amount (\$): \$132,000
- Lien position: 2nd TD
- Borrower Credit Score: 697.0
- LTV/CLTV: 70.0%
- Deal Type: Cash Out
- Loan Term Length: 24
- Property Condition: No Rehab
- Lien Position: 2nd TD
- Loan Type: Business Purpose Cash-Out
- Loan Amount: \$132,000
- Existing 1st TD Loan: \$222,000
- Combined Loan Amount: \$420,000
- CLTV on BPO Value: 70.00%
- Net CLTV on BPO Value: 67.73%
- Fractional Interests (3): \$44,000 or 33.33%
- Lender Rate: 11.00%
- Monthly Payment to Lender: \$1,155.00
- Amortization/Term: Interest Only / 24 Months
- Gross Protective Equity over BPO Value: \$120,000
- Guaranteed Interest: 6 Months
- Prepaid Interest: 3 Months
- Borrower Credit: 697



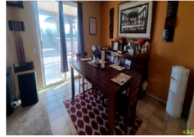
Photos



Front of Property



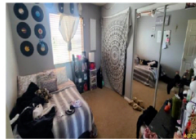
Living Room



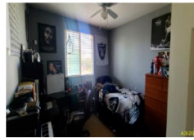
Dining Room



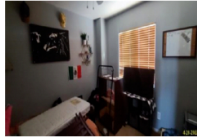
Kitchen



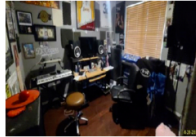
Bedroom 1



Bedroom 2



Bedroom 3



Bedroom 4



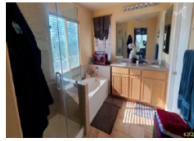
Master Bedroom



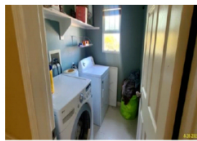
Bathroom 1



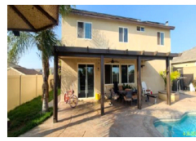
Bathroom 2



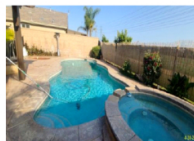
Master Bathroom



Laundry Room



Backyard



Pool



Street View



Address

Documents

- [Romo_-_BPO_-_600k_-_4-29-22.pdf \(pdf, 4108KB\)](#)
- [Romo_-_Preliminary_Report.pdf \(pdf, 387KB\)](#)
- [Romo_-_Property_Profile.pdf \(pdf, 751KB\)](#)
- [Romo_-_Redfin__573k_Value.pdf \(pdf, 6318KB\)](#)

Write your question here ...

Submit

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info@crowdtrustdeed.com

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