

\$1,462,500 1st TD @ 8.00%, 75.00% LTV, NOO, Duplex, Purchase, 24 Mos Term, 5 Mos. Guar Int, \$58,500 min inv, Laguna Beach, CA 92651

611 Griffith Way Laguna Beach CA 92651 United States



Pledged 0%

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Loan amount (\$)	\$1,462,500
Estimated Closing Date	May 30, 2022
Investor Yield	8.00%
Min. Investment	\$58,500

Contact Sponsors

Sandy MacDougall
CTD

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Overview

Real Estate investor is seeking a new business purpose purchase 1st TD on this non-owner occupied Duplex investment property in Laguna Beach, CA in Orange County. Funds from our loan will be used to purchase the subject property for \$1.95 Mil. Borrowers' Down Payment will be more than \$500k.

The subject property is 1,914 SF duplex consisting of 2 - 2 Bedroom 2 bathroom units that are 957 square feet each, sitting on a 4,762 SF lot. The property has a total of 10 rooms which included 2 BR/2 BA and a 2-car attached garage per unit. The property has been built with good quality materials and finishes throughout. There are remodeled kitchen, remodeled baths, new paint, and new flooring throughout. The property is close to PCH and centrally located to schools, entertainment, restaurants, shopping, parks and medical facilities. Rental income is currently \$6,500/month total. Exit strategy from our loan is a sale of the property after a remodel.

This loan is 75.00% LTV on the Purchase Price of \$1,950,000. Loan structure features 5 months guaranteed interest and 8.00% annualized return. Minimum investment is \$58,500 or 4%.

What we like about this Trust Deed opportunity:

1. Non-owner Occupied Investment Property
2. 8.00% Annualized Return
3. Laguna Beach Location
4. Strong Credit Worthy Borrower
5. \$6,500/month rental income

Possible concerns:

1. Purchase needs 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.

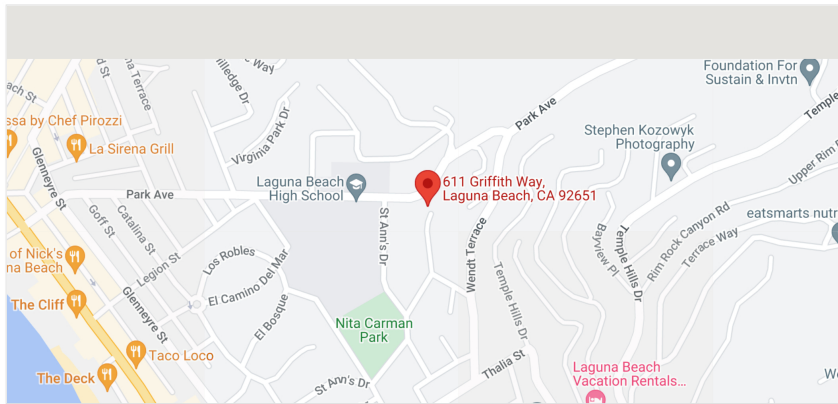
Mortgage Vintage sells their Trust Deeds on the CrowdTrustDeed platform. CrowdTrustDeed offers individual and fractional high yield Trust Deed Investments throughout California. Investors looking to diversify their investment portfolio can achieve 8% - 12% current income returns through these real estate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

Mr. Sandy MacDougall CTD

Financial

1. Offering Type: Debt
2. Investor Yield: 8.00%
3. Minimum Raise Amount: \$1,462,500

4. Minimum Investment Amount: \$58,500
5. Loan amount (\$): \$1,462,500
6. Lien position: 1st TD
7. Borrower Credit Score: 661.0
8. LTV/CLTV: 75.0%
9. Deal Type: Purchase
10. Loan Term Length: 24
11. Property Condition: No Rehab
12. Lien Position: 1st TD
13. Loan Type: Business Purpose Purchase
14. Purchase Price: \$1,950,000
15. Appraised Value: \$1,950,000
16. Loan Amount: \$1,462,500
17. LTV on Appraised Value: 75.00%
18. Fractional Interests (25): \$58,500 or 4.00%
19. Lender Rate: 7.50%
20. Monthly Payment to Lender: \$9,140.63
21. Amortization/Term: Interest Only / 24 Mos
22. Gross Protective Equity over Appraised Value: \$115,500
23. Guaranteed Interest: 5 Months
24. Borrower Credit: 661
25. Exit Strategy: Sale of Property



Photos



Front of Property



Aerial



Front Door



Living Room



Living Room Pic 2



Kitchen



Kitchen Pic 2



Dining Area



Bedroom 1



Unit 1 Bathroom

Unit 1 Bathroom 2

Laundry Room



Unit 2 Living Room Pic 1



Unit 2 Kitchen Pic 3



Unit 2 Kitchen Pic 1



Unit 2 Kitchen Pic 2



Deck

Documents

- [Havalchak_-_Purchase_Contract.pdf](#) (pdf, 1613KB)
- [Havalchak_-_Appraisal__1_950_000.pdf](#) (pdf, 20796KB)
- [Havalchak_-_Preliminary_Report.pdf](#) (pdf, 12867KB)
- [Havalchak_-_Property_Profile_-_APN_54.pdf](#) (pdf, 719KB)
- [Havalchak_-_Property_Profile_-_APN_57.pdf](#) (pdf, 719KB)
- [Havalchak_-_Value_-_Redfin__2.1_Mil_Value.pdf](#) (pdf, 7128KB)

Investor Questions

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