

\$440,300 1st TD @ 11.50%, 70.00% LTV, 65.45% Net LTV, Cash-Out Refi, SFR, NOO, 24 Mos Term, \$44,030 Min Inv, 9 Mos Guar Int, 6 Mos Prepaid Int, Los Osos, CA 93402

1912 8th Street Los Osos CA 93402 United States



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Overview

Successful real estate Investor and her Nephew, who is an employed Plumber, are seeking a business purpose cash-out refinance 1st TD on this non-owner occupied family legacy SFR in Los Osos, San Luis Obispo County, CA. Due to COVID, the tenants in the property fell behind on rent payments which in turn had the same effect on the borrower with her mortgage payments. The tenants are now current on payments and our loan will put the borrower current on her payments. The exit strategy from our loan will be to sell the home to her son in the near future or the borrowers will get a conventional loan once the rental income is matured.

Subject property is two-story SFR situated on a large 6,250 SQ FT lot in Los Osos, San Luis Obispo County. Property has 6 total rooms including 2 bedrooms and 2 bathrooms and a large living room and kitchen. The front, back and side yards of the home are all very large and open and provide a great opportunity for an ADU build in the future. The property is located a few blocks away from the Morro Bay and is in very close proximity to schools, shopping, restaurants entertainment and parks.

This is a 70.00% LTV, 65.45% Net LTV based on the recent BPO value of \$629,000. Loan structure features 9 months of guaranteed interest, 6 months of prepaid interest and has a minimum investment of \$44,030 (10.00% Fractional Interest, yielding a 11.50% annualized return. Exit Strategy is the Borrower's Son will acquire the property or a conventional refinance once. Rental Income on the subject property is currently below market at \$3k/mo.

What we like about this 1st Trust Deed opportunity:

1. Non-Owner Occupied Investment Property
2. San Luis Obispo location
3. 11.50% annualized return
4. 9 months Guaranteed interest and 6 months Prepaid Interest
5. Co-Borrower has stable employment
6. 65.45% Net LTV
7. Large Lot for future ADU opportunity

Possible concerns:

1. Borrower currently in Default on existing loan

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

Pledged 90%

My Investment \$88,060

Follow This Offering

Loan amount (\$)	\$440,300
Estimated Closing Date	May 19, 2022
Investor Yield	11.50%
Min. Investment	\$44,030

Pledge Again

Investors

Name	Amount
Someone	\$44,030
Sandy MacDougall	\$88,060
Someone	\$44,030
Someone	\$132,090
Someone	\$88,060

Contact Sponsors



Sandy MacDougall

CTD

[Send Message](#)

[Email Sandy](#)

[\(949\) 632-6145](#)

Financial

1. Offering Type: Debt
2. Investor Yield: 11.50%
3. Minimum Raise Amount: \$440,300
4. Minimum Investment Amount: \$44,030
5. Loan amount (\$): \$440,300
6. Lien position: 1st TD
7. Borrower Credit Score: 655.0
8. LTV/CLTV: 70.0%
9. Deal Type: Cash-Out Refinance
10. Loan Term Length: 24
11. Property Condition: No Rehab
12. Lien Position: 1st TD
13. Loan Type: Cash-Out Refinance
14. Loan Amount: \$440,300
15. LTV on BPO Value: 70.00%
16. Net LTV after deduction of Prepaid Interest: 65.45%
17. Fractional Interests (10): \$44,030
18. Lender Rate: 11.50%
19. Monthly Payment to Lender: \$3,669.17
20. Amortization/Term: Interest Only due in 24 Months
21. Gross Protective Equity over Appraised Value: \$188,700
22. Guaranteed Interest: 9 months
23. Prepaid Interest: 6 months
24. Credit Score: 655
25. Exit Strategy: Sale of home to relative or refinance

Property

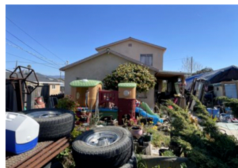
1. Property Type: Single Family Residence
2. BPO Value: \$629,000
3. Home S.F.: 1,184 SF
4. BPO Value/s.f.: \$531.25
5. Lot Size S.F.: 6,250 or 0.144 acres
6. Total Rooms: 6
7. Bedrooms: 2
8. Bathrooms: 2
9. Stories: 2
10. Architectural Style: Bi-Level
11. Exterior Wall: Stucco
12. Year Built: 1951
13. Occupancy: Non-Owner Occ.
14. County: San Luis Obispo
15. Zoning: Residential
16. APN: 038-621-002
17. Est. Closing Date: 05/19/2022

Please see above for detailed property information

Photos



Front View



Front yard



View from Street 2



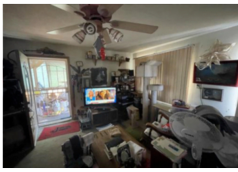
Front yard 2



View of front yard from patio



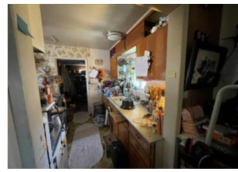
Front Patio



Living Room and Entry 2



Living Room and Entry



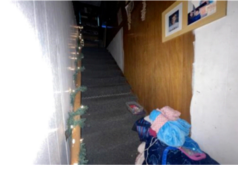
Kitchen



Kitchen 2



Kitchen 3



Stairs



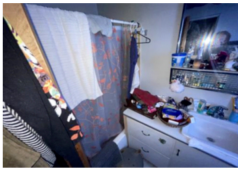
Bedroom 2



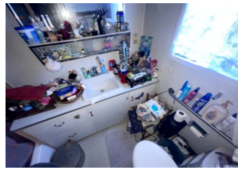
Bedroom 3



Bathroom upstairs



Bathroom downstairs



Bathroom downstairs 2



Back yard



Back yard 2



Back side yard



Side yard



Aerial



Google

Documents

[Rebensdorf_-_BPO_-_629k.pdf](#) (pdf, 8199KB)

[Rebensdorf_-_Rental_Agreement_\(2\).pdf](#) (pdf, 235KB)

[10260189.pdf](#) (pdf, 48KB)

[Rebensdorf_-_Preliminary_Report.pdf](#) (pdf, 395KB)

[Rebensdorf_-_Property_Profile.pdf](#) (pdf, 832KB)

 [Rebensdorf_-_Value__721k_-_Redfin.pdf](#) (pdf, 5833KB)

 Investor Questions

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