

\$448,500 2nd TD @ 10.25%, Triplex, NOO, 62.98% CLTV, 53.42% Net CLTV, 18 Mos. Term, \$44,850 Min. Inv., 4 Mos. Guar. Int, 3 Mos. Prepaid Int., Santa Ana, CA 92701

625 South Broadway Santa Ana CA 92701 United States



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## Overview

Successful 767 credit score Mortgage Vintage borrower, real estate investor and developer is seeking a cash-out 2<sup>nd</sup> TD on this non-owner occupied 3-unit investment property in Orange County. Proceeds from the loan will be used to complete construction of the triplex.

Until recently, the subject was a 1,471 Sq Ft Single Family Residence. The funds from our loan will be placed in funds control and will be used to complete construction on the property, turning it into a 3-unit by adding a new Jr. ADU to the main house, and a separate ADU in the backyard. The Jr. ADU will add a bedroom, 2 bathrooms, a kitchen and laundry area while the ADU will have 2 bedrooms, a bathroom, a living room and a kitchen. The total livable square footage of the property when completed will be 2,325 and will sit on a 6,250 Sq Ft lot. Once construction is complete, the triplex will be comprised of 6 bedrooms and 4.5 bathrooms and a 2-car garage and will have a monthly estimated income of \$6,000 (Unit 1: \$2,000, Unit 2: \$1,500, Unit 3: \$2,500). The exit strategy from our loan is a conventional refinance was construction is complete.

This is a 62.98% CLTV, 61.10% Net CLTV trust deed opportunity based on the recent After-Completion-Value appraisal of \$1,290,000. Loan structure features 4 months Guaranteed Interest and 3 months Prepaid Interest. Minimum investment is \$44,850, or 10%, yielding an 10.25% annualized return.

What we like about this Trust Deed opportunity:

1. 10.25% annualized return
2. Projected \$6,000/month rental income
3. 4 months Guaranteed Interest and 3 months Prepaid Interest
4. Orange County location

## 5. Non-owner occupied 3-unit investment property

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**

## Financial

1. Offering Type: Debt
2. Investor Yield: 10.25%
3. Minimum Raise Amount: \$448,500
4. Minimum Investment Amount: \$44,850
5. Loan amount (\$): \$448,500
6. Lien position: 2nd TD
7. Borrower Credit Score: 767.0
8. LTV/CLTV: 62.98%
9. Deal Type: Cash Out
10. Loan Term Length: 18
11. Property Condition: Major Rehab
12. Lien Position: 2nd TD
13. Loan Type: Business Purpose Cash-Out
14. Loan Amount: \$448,500
15. Existing 1st TD Loan: \$364,000
16. Combined Loan Amount: \$812,500
17. CLTV on ARV Value: 62.98%
18. Funds Control: \$99,000
19. Net CLTV on BPO Value: 53.42%
20. Fractional Interests (10): \$44,850 or 10%
21. Lender Rate: 10.25%
22. Monthly Payment to Lender: \$3,830.94
23. Amortization/Term: Interest Only / 18 Months
24. Gross Protective Equity over BPO Value: \$477,500
25. Guaranteed Interest: 4 Months
26. Prepaid Interest: 3 Months
27. Projected Monthly Rental Income: \$8,000
28. Borrower Credit: 767



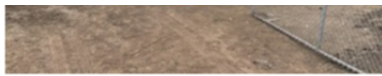


Photo May 19 8 23 02 AM



Front 1



Front 2



Side



Side 2



Garage



Street Scene



Rear of Main



Main House Interior



Addition



ADU in Back



ADU Interior



Basement Access



Photo May 19 8 40 23 AM



Photo May 19 8 36 46 AM





Photo May 19 8 24 43 AM



Photo May 19 8 23 02 AM



Photo May 19 8 52 00 AM



Outline



Google



Photo May 19 8 28 29 AM



Aerial

Documents

Delgado - \_Handwritten\_Loan\_Purpose\_Letter.pdf (pdf, 120KB)

Delgado - \_Appraisal\_ARV\_\_1.29\_Mil.pdf (pdf, 3463KB)

Delgado - \_Preliminary\_Report..pdf (pdf, 351KB)

Delgado - \_Property\_Profile.pdf (pdf, 730KB)