

## \$76,000 2nd TD @ 10.00%, Cash-Out, SFR, OO, 36 Mos. Term, 66.29% CLTV, \$38,000 Min. Inv., 6 Mos. Guar. Int., 3 Mos Prepaid Int., Simi Valley, CA

6543 Stoney View Lane, Unit 4 Simi Valley CA 93063 United States




Pledged 0%


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Loan amount (\$)	\$76,000
Estimated Closing Date	May 18, 2022
Investor Yield	10.00%
Min. Investment	\$38,000

### Contact Sponsors



**Sandy MacDougall**  
**CTD**  
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**Michael Veal**  
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[Overview](#) | [Management](#) | [Financial](#) | [Property](#) | [Map](#) | [Photos](#) | [Documents](#) | [Questions](#)

### Overview

Business owner is seeking a cash-out 2<sup>nd</sup> TD of this owner occupied Condo in Simi Valley, Ventura County. Proceeds from this loan will be invested into the Borrower's Allstate Insurance business.

Our subject property is a well appointed two-story Condo located in Simi Valley. The subject was built in 1987 and has 1,137 sqft of living space with 5 total rooms - 2 bedrooms, 2.5 baths and an attached 2-car garage. The interior of the property has been updated with wood laminate flooring throughout the first floor. Other upgrades include recessed lighting, interior paint, new electrical, tile flooring and counters in the kitchen, new kitchen backsplash, and new appliances. Other improvements also included a remodeled bathroom including new flooring, walk-in shower, and new plumbing. The home is located just south of the 118 fwy close to schools, restaurants, shopping, and recreation.

This is a 66.29% CLTV based on the BPO value of \$550,000. Loan structure features 6 months Guaranteed Interest and 3 months Prepaid Interest. Minimum investment for this Trust Deed is \$38,000 or 50.00%, yielding an 10.00% annualized return.

What we like about this Trust Deed opportunity:

1. Ventura County location
2. Borrower has strong income
3. 6 months Guaranteed Interest
4. CLTV: 66.29%
5. Net CLTV: 65.77%

Possible concerns:

1. 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



**Mr. Michael Veal**

### Financial

1. Offering Type: Debt
2. Investor Yield: 10.00%
3. Minimum Raise Amount: \$76,000
4. Minimum Investment Amount: \$38,000
5. Loan amount (\$): \$76,000
6. Lien position: 2nd TD
7. Borrower Credit Score: 574.0
8. LTV/CLTV: 66.29%
9. Deal Type: Cash Out
10. Loan Term Length: 36
11. Property Condition: No Rehab
12. Lien Position: 2nd TD
13. Loan Type: Business Purpose Cash-Out Refi
14. Loan Amount: \$76,000
15. Existing 1st TD Loan: \$288,600
16. Combined Loan Amount: \$364,600
17. CLTV on Appraised Value: 66.29%
18. Net CLTV on BPO Value: 65.77%
19. Fractional Interests (2): \$38,000 or 50%
20. Lender Rate: 10.00%
21. Monthly Payment to Lender: \$633.33
22. Amortization/Term: Interest Only / 36 Months
23. Gross Protective Equity over BPO Value: \$185,399.29
24. Guaranteed Interest: 6 Months
25. Prepaid Interest: 3 Months
26. Borrower Credit: 574 and 504
27. Exit Strategy: Conventional Refinance

## Property

1. Property Type: Condo
2. BPO Value: \$550,000
3. Gross Living Area: 1,137 s.f.
4. BPO Value/sqft: \$483.73
5. Total Rooms: 5
6. Bedrooms: 2
7. Bathrooms: 1.5
8. Stories: 2
9. Garage: 2-car attached
10. Exterior Wall: Stucco
11. Year Built: 1987
12. Architectural Style: Contemporary
13. Occupancy: Owner Occupied
14. County: Ventura
15. Zoning: Residential
16. APN: 637-0-240-325
17. Est. Closing Date: 5/18/2022

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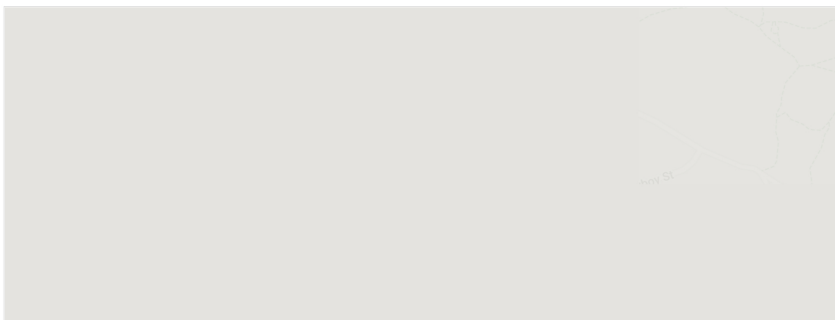
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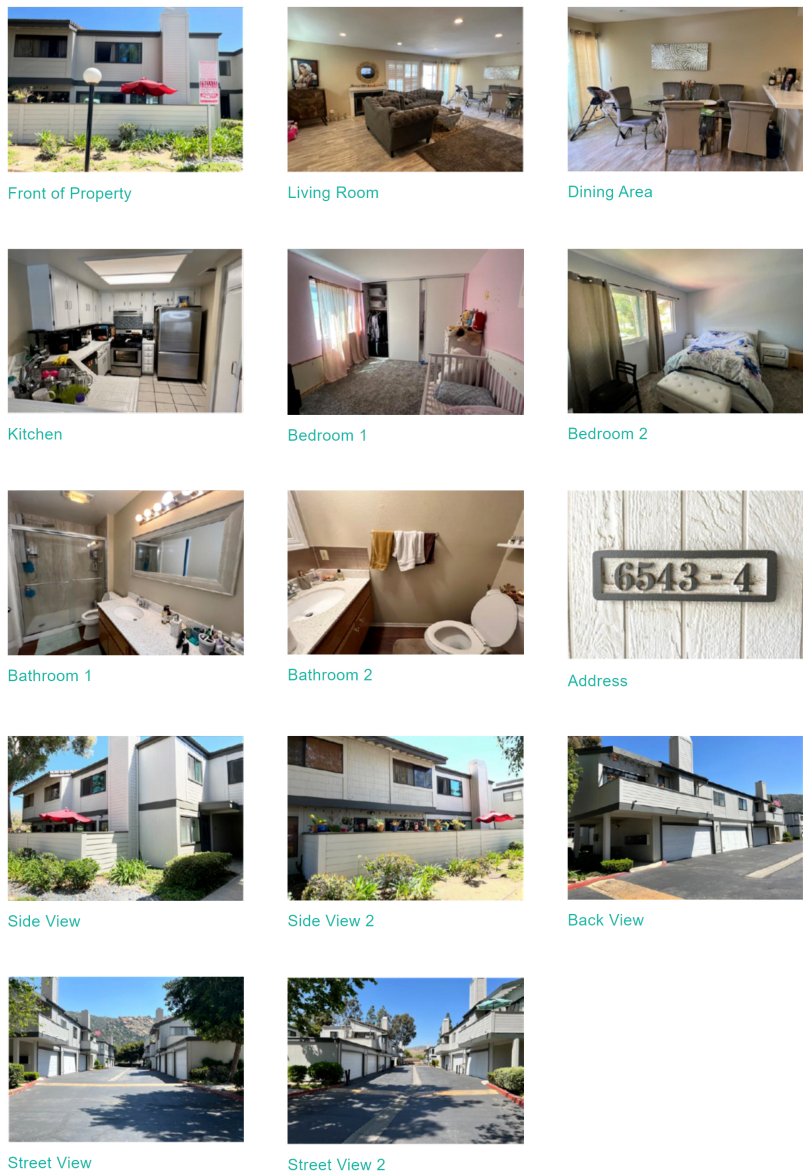
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Photos



Documents

-  Shirazi - \_Preliminary\_Report.pdf (pdf, 242KB)
-  Shirazi - \_Property\_Profile.pdf (pdf, 777KB)
-  Shirazi - \_BPO - \_550k - \_5-6-22.pdf (pdf, 3934KB)

Investor Questions

Write your question here ...

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### Covering California

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### Contact Us

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