

\$82,500 1st TD @ 9.00%, 55.00% LTV, NOO, SFR, Cash-Out, 24 Mos Term, 6 Mos. Guar. Int., \$41,250 Min. Inv., Clearlake, Lake County, CA

3751 Manchester Ave. Clearlake CA 95422 United States



Pledged 0%

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Loan amount (\$)	\$82,500
Estimated Closing Date	May 23, 2022
Investor Yield	9.00%
Min. Investment	\$41,250

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Overview

Real estate investor is seeking a 1st TD business purpose cash out loan on this non-owner occupied SFR investment property in Clearlake, Lake County, CA. Funds from our loan will be used to pay off a small and in good standing \$20k 1st TD, and the balance will be used on minor remodeling to this subject property and minor remodeling on another SFR investment rental property owned by borrower. Exit strategy is a conventional refinance. Borrower is well diversified, owns other real estate investment properties (Schedule RE in investor file) as well as a Pizzeria in San Francisco, CA.

The subject property is a bungalow styled SFR with 1,096 SF living space on a .12 acres lot. The SFR consists of 7 total rooms, 2 Bed / 2 Bath. The property features a covered deck and fenced backyard. The property is centrally located downtown, close to schools, entertainment, restaurants, shopping, parks, medical facilities and near the popular recreational Clear Lake body of water. Once remodeled within 30 days or less, borrower will immediately list this subject property for \$1,400 mo./rent and other investment rental property being upgraded through use of these funds will be listed for \$1,700 mo./rent.

This loan is 55.00% LTV on recent BPO value of \$150,000. Loan structure features 6 months guaranteed interest and 9.00% annualized return. Minimum investment is \$41,250 or 50%.

What we like about this Trust Deed opportunity:

1. Non-Owner Occupied SFR Investment Property
2. Experienced Real Estate investor, landlord and business owner
3. 9.00% Annualized Return
4. 55.00% LTV
5. \$1,400/mo. rental income after remodel
6. Well-Diversified borrower with several sources of income

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.

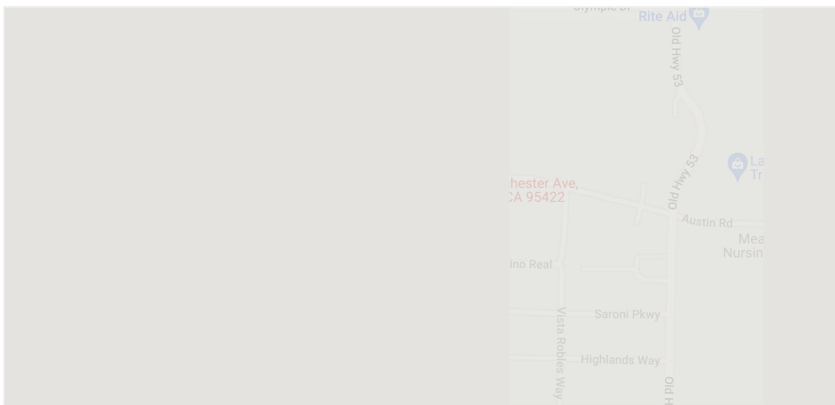
Mortgage Vintage sells their Trust Deeds on the CrowdTrustDeed platform. CrowdTrustDeed offers individual and fractional high yield Trust Deed Investments throughout California. Investors looking to diversify their investment portfolio can achieve 8% - 12% current income returns through these real estate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

Mr. Sandy MacDougall CTD

Ms. Nicole Smith

Financial

1. Offering Type: Debt
2. Investor Yield: 9.00%
3. Minimum Raise Amount: \$82,500
4. Minimum Investment Amount: \$41,250
5. Loan amount (\$): \$82,500
6. Lien position: 1st TD
7. Borrower Credit Score: 643.0
8. LTV/CLTV: 55.0%
9. Deal Type: Cash Out
10. Loan Term Length: 24
11. Property Condition: Minor Rehab
12. Lien Position: 1st TD
13. Loan Type: Business Purpose Cash Out
14. BPO Value: \$150,000
15. Loan Amount: \$82,500
16. LTV on BPO Value: 55.00%
17. Fractional Interests (2): \$41,250 or 50.00%
18. Lender Rate: 9.00%
19. Monthly Payment to Lender: \$1,125
20. Amortization/Term: Interest Only / 24 Mos
21. Gross Protective Equity over BPO Value: \$82,500
22. Guaranteed Interest: 6 Months
23. Borrower Credit: 643
24. Exit Strategy: Conventional Refinance



Photos



Backyard covered deck



Front of house



Back yard fenced



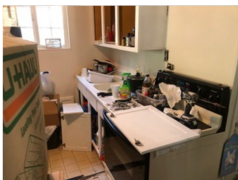
Living room open to kitchen eat in bar at kitchen



Livingroom wood stove upgraded ceiling fixture no trim around slider



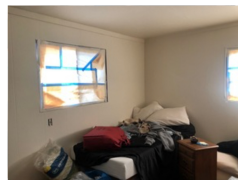
Living room evaporative cooler covered window



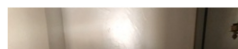
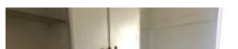
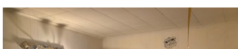
Kitchen stove cabinets with doors removed



Kitchen fridge and cabinets



Primary bedroom 2

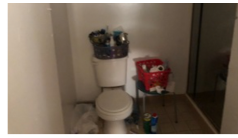




Bedroom 2



Hall bath



Primary suite bathroom has shower no tub



Laundry room



back yard fully fenced



Street view looking toward Austin



Right side of house



Address



google map



aerial map

Documents

[Wienke_-_150K_BPO.pdf](#) (pdf, 7388KB)

[Wienke_-_PreliminaryReport.pdf](#) (pdf, 302KB)

[Wienke_-_Property_Profile.pdf](#) (pdf, 397KB)

[Wienke_-_Redfin__195k_Value.pdf](#) (pdf, 5428KB)

Investor Questions

Write your question here ...

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