

\$875,000 2nd TD @ 11.00%, SFR, NOO, Business Purpose Cash-Out, 24 Mos. Term, 70.00% CLTV, 67.90 Net CLTV, 6 Mos. Guar. Int., 3 Mos prepaid Int., \$43,750 Min., Santa Monica, CA

327 Euclid Street Santa Monica CA 90402 United States



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Overview

730 fico score borrower, successful real estate investor and business owner is seeking a business purpose cash-out 2nd TD on this non-owner occupied SFR in Santa Monica, Los Angeles County. Funds from our loan will be used to pay off the existing business purpose 2nd while the remainder of the proceeds will be invested into the borrower's expanding medical related business. The borrower owns an apparel business which provides PPE and Apparel to hospitals (gowns, masks, etc.). The exit strategy from our loan is a conventional refinance.

The subject property is a two-story Mediterranean/Spanish styled home sitting on a large 7,522 SF lot with a private gated entry and fenced yard. The home is 3,943 SF with 14 total rooms including 5 bedrooms, 5 bathrooms, and a 2-car attached garage. The subject features vaulted ceilings, a den with a private patio, four fireplaces throughout the home, a pool and jacuzzi and a pool house with an outdoor dining area.

This is a 70.00% CLTV, 67.90% net CLTV on the recently appraised value of \$6,500,000. The loan to the Borrowers Corporation structure features 6 months of Guaranteed Interest and 3 months of Prepaid Interest, yielding an 11.00% annualized return. Minimum investment is \$43,750 or 5%.

What we like about this Trust Deed opportunity:

1. Santa Monica, LA County location
2. 730 credit score
3. 11.00% annualized return
4. 6 months Guaranteed Interest
5. 3 months Prepaid Interest
6. Successful business owner and real estate investor
7. Loan to the Borrowers Corporation with a Personal Guarantee

8. Subject Property has long term Tenant

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

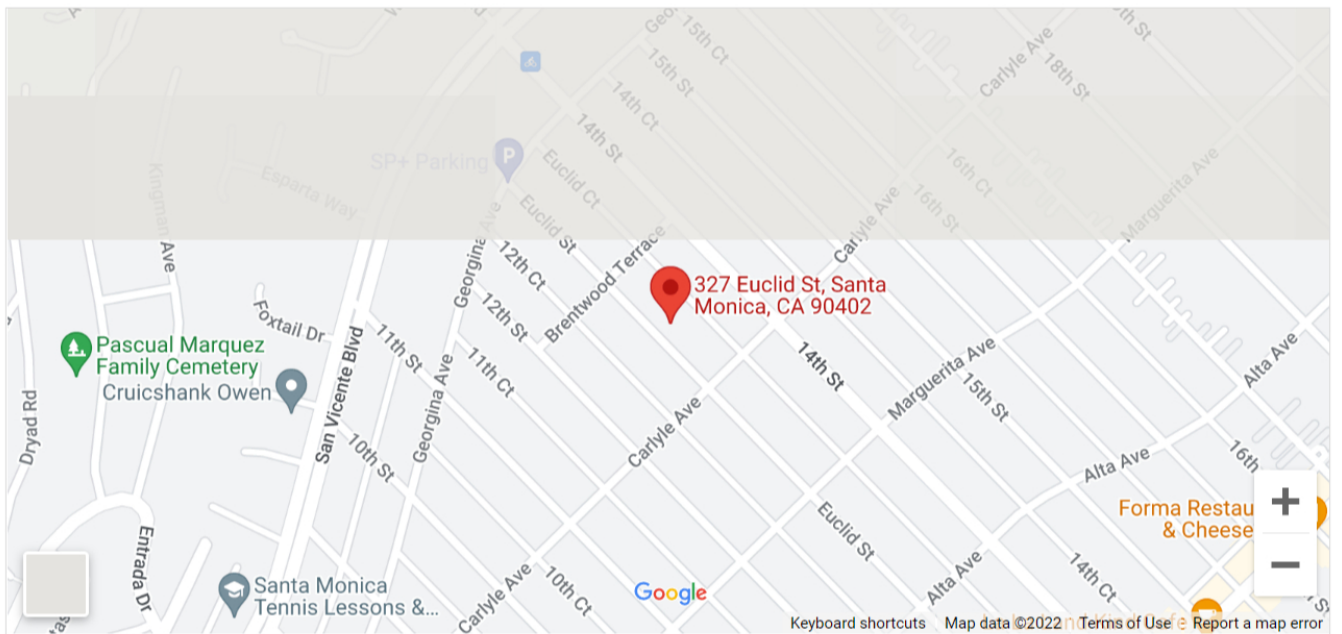
Financial

1. Offering Type: Debt
2. Investor Yield: 11.00%
3. Minimum Raise Amount: \$875,000
4. Minimum Investment Amount: \$43,750
5. Loan amount (\$): \$875,000
6. Lien position: 2nd TD
7. Borrower Credit Score: 730.0
8. LTV/CLTV: 70.0%
9. Deal Type: Cash-Out Refinance
10. Loan Term Length: 24
11. Property Condition: Minor Rehab
12. Lien Position: 2nd TD
13. Loan Type: Business Purpose Cash-Out Refi
14. Loan Amount: \$875,000
15. Lender Rate: 11.00%
16. Existing 1st TD Loan: \$3,675,000
17. Combined Loan Amount: \$4,550,000
18. CLTV on Appraised Value: 70.00%
19. Net CLTV on Appraised Value: 67.90%
20. Fractional Interests (20): \$43,750 or 5%
21. Monthly Payment to Lender: \$8,020.83
22. Amortization/Term: Interest Only / 24 Months
23. Gross Protective Equity over Appriased Value: \$1,950,000
24. Guaranteed Interest: 6 Months
25. Prepaid Interest: 3 Months
26. Borrower Credit: 730
27. Ownership Entity after Closing: Jericho Holdings, LLC
28. Exit Strategy: Conventional Refinance

Property

1. Property Type: SFR
2. Appraised Value: \$6,500,000
3. Gross Living Area: 3,943 SF
4. Appraised Value/sqft: \$1,648.49
5. Lot Size sqft: 7,522
6. Total Rooms: 14
7. Bedrooms: 5
8. Bathrooms: 5
9. Stories: 2
10. Garage: 2-car attached garage
11. Year Built: 2001
12. Architectural Style: Mediterranean/Spanish
13. Occupancy: Non-Owner Occ.
14. County: Los Angeles
15. Zoning: Residential - Single Family
16. APN: 428-000-9038
17. Est. Closing Date: 05/06/2022

Please see above for detailed property information



Photos



Front



View from Street



Kitchen



Kitchen 2



Breakfast Nook



Living Room



Dining Room



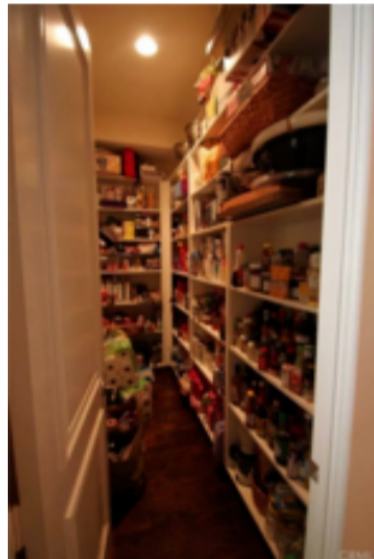
Family Room



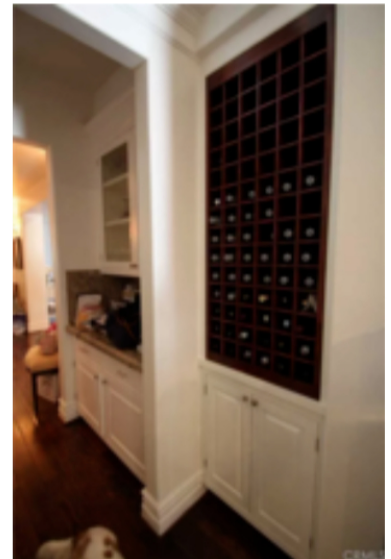
Family Room 2



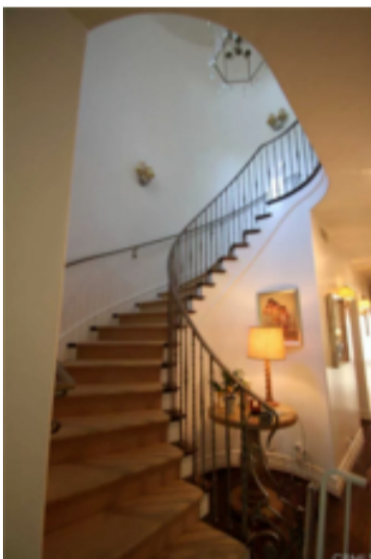
Family Room and Kitchen



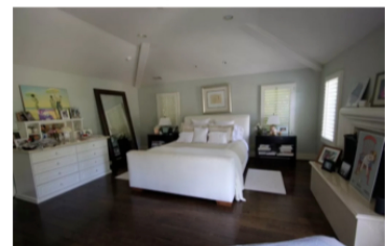
Pantry



Wine Rack



Master Bedroom

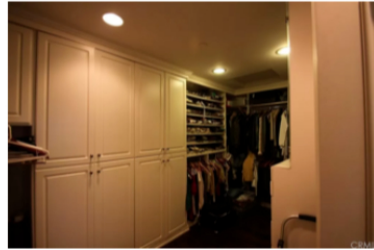


Master Bedroom 2

Spiral Staircase



Master Bathroom



Walk In Closet



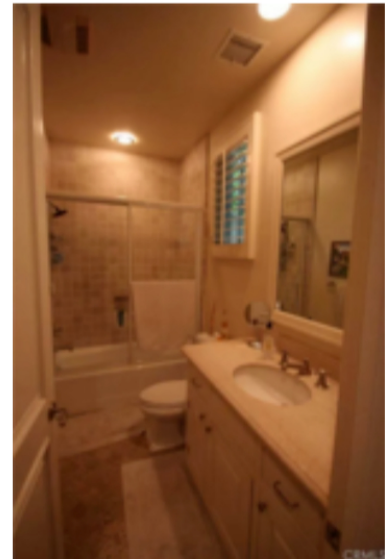
Bedroom 1



Bathroom 1



Bedroom 2



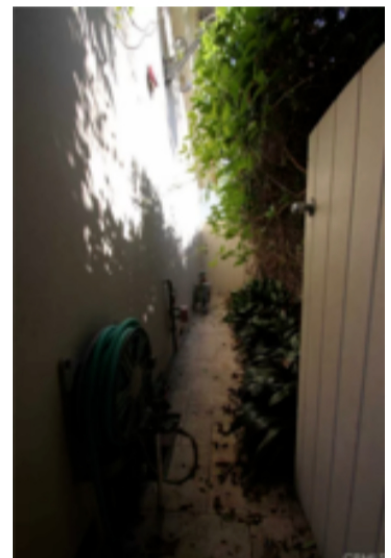
Bathroom 2



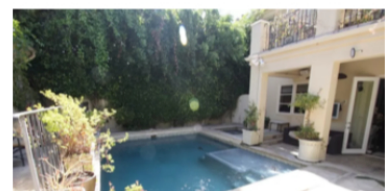
Garage



Garage 2



Side of house





Rear



Rear 2



Pool and Jacuzzi



Back Dining Area



Backyard




Google




Aerial

Documents

 Guez_-_Appraisal_-_6.50_Mil._-_4-19-22.pdf (pdf, 4323KB)

 Guez_-_Preliminary_Report_Updated_5-2-2022.pdf (pdf, 279KB)

 Guez_-_Property_Profile.pdf (pdf, 1194KB)

 Guez_-_Value_-_Zillow__6_642_000.pdf (pdf, 9084KB)

 Guez_-_Value_-_Redin__5_691_183.pdf (pdf, 1463KB)