

[\\$400,000 2nd TD @ 9.75%, Cash-Out, SFR, NOO, 24 Mos. Term, 55.72% CLTV, \\$50,000 Min. Inv., 5 Mos. Guar. Int., Placentia, CA](#)

2119 Tynes Drive Placentia CA 92870 United States



Pledged 0%

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Loan amount (\$)	\$300,000
Estimated Closing Date	Jul 01, 2022
Investor Yield	9.75%
Min. Investment	\$50,000

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Sandy MacDougall
CTD

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Overview

Previous successful MVI borrower, business owner and real estate investor is seeking a cash-out 2nd TD of this Non-owner occupied SFR in Orange County. Proceeds from this loan will be invested to purchase an investment property.

Our subject property is a beautiful single-story SFR located in Placentia and sits on a 7,280 sqft lot. The subject was built in 1965 and has 3,421 sqft of living space with 10 total rooms - 4 bedrooms, 3 baths and 2-car attached garage. The home has been extensively upgraded with a very nice kitchen that overlooks the large family room. The bathrooms have all been remodeled. is located east of the 57 fwy, close to schools, restaurants, shopping, and recreation.

This is a 62.97% CLTV based on the BPO value of \$1.38M. Loan structure features 5 months Guaranteed Interest. Minimum investment for this Trust Deed is \$50,000 or 16.67%, yielding an 9.75% annualized return.

What we like about this Trust Deed opportunity:

1. Previous successful MVI borrower
2. Orange County location
3. \$4k/month rental income
4. 5 months Guaranteed Interest
5. CLTV: 62.97%
6. 809 Credit Score

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.

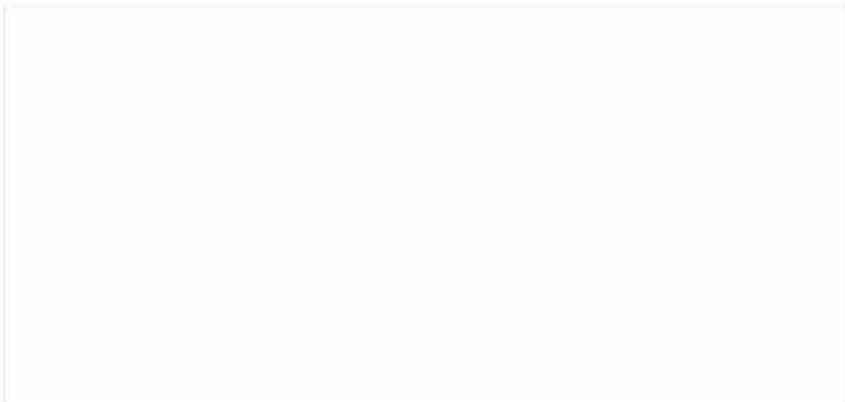


Mr. Sandy MacDougall CTD

Financial

1. Offering Type: Debt
2. Investor Yield: 9.75%
3. Minimum Raise Amount: \$400,000
4. Minimum Investment Amount: \$50,000

5. Loan amount (\$): \$400,000
6. Lien position: 1st TD
7. Borrower Credit Score: 809.0
8. LTV/CLTV: 62.79%
9. Deal Type: Cash Out
10. Loan Term Length: 24
11. Property Condition: No Rehab
12. Lien Position: 2nd TD
13. Loan Type: Business Purpose Cash-Out Refi
14. Loan Amount: \$400,000
15. Est. Property Value: \$1,380,000
16. Existing 1st TD Loan: \$468,898
17. Combined Loan Amount: \$768,898
18. CLTV on Appraised Value: 62.97%
19. Fractional Interests (6): \$50,000 or 16.67%
20. Lender Rate: 9.75%
21. Monthly Payment to Lender: \$3,250.00
22. Amortization/Term: Interest Only / 24 Months
23. Gross Protective Equity over BPO Value: \$611,102
24. Guaranteed Interest: 6 Months
25. Borrower Credit: 809
26. Exit Strategy: Conventional Refinance



Photos



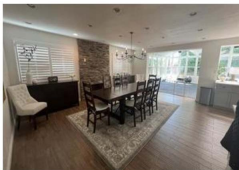
Front of Property



Living Room Pic 1



Living Room Pic 2



Dining Room



Family Room



Kitchen



Kitchen Pic 2



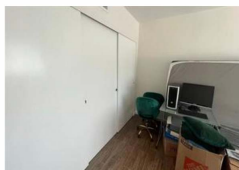
Kitchen Pic 3



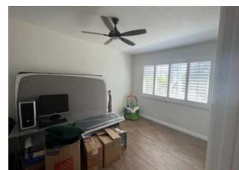
Bedroom 1 Pic 1



Bedroom 1 Pic 2



Bedroom 2 Pic 1



Bedroom 2 Pic 2



Bedroom 3 Pic 2



Bedroom 3 Pic 1



Master Bedroom



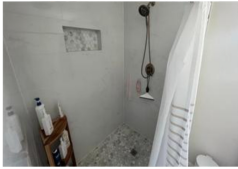
Master Bedroom Pic 2



Master Bathroom



Bathroom 1



Bathroom 1 Pic 2



Bathroom 2 Pic 2



Bathroom 2



Back of House



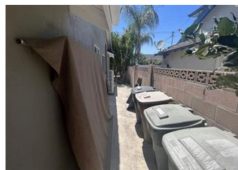
Backyard Pic 2



Backyard



Driveway



Side of House



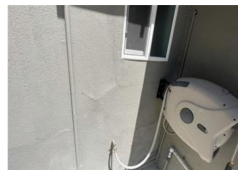
Side of House Pic 2



Address



Repairs Dry Rot



Damage to Rear Stucco



Repair Exterior Paint



Water Heater



Street View 1

Documents

[Gomez_-_BPO_-_1.38_Mil_-_6-22-22_\(Tynes\).pdf](#) (pdf, 5986KB)

[Gomez_-_Preliminary_Report.pdf](#) (pdf, 182KB)

[Gomez_-_Value_-_Zillow__1.355MM.pdf](#) (pdf, 97KB)

[Gomez_-_Value_-_Redfin__1.321MM.pdf](#) (pdf, 1692KB)

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