

\$400,000 2nd TD @ 10.25%, Cash-Out, SFR, OO, 24 Mos. Term, 63.63% CLTV, \$50,000 Min. Inv., 4 Mos. Guar. Int., 3 Mos Prepaid Int., San Diego, CA

16265 Winecreek Road San Diego CA 92127 United States



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Overview

760 & 786 credit score borrowers and business owners are seeking a cashout 2nd TD of this owner occupied SFR in San Diego County. Proceeds from this loan will be used to complete construction of a office add on to the existing home.

Our subject property is a beautiful one story SFR located in San Diego and sits on a 18,361 sqft lot. The subject was built in 2006 and has 3,819 sqft of living space with 9 total rooms - 3 bedrooms, 3 baths and 3 car attached garage. The home is located in a gate community between the 5 and 15 fwys just east of Rancho Santa Fee. The property is close to, schools, restaurants, shopping, and recreation such as Black Mountain Park.

This is a 63.63% CLTV based on the BPO value of \$3.045MM. Loan structure features 4 months Guaranteed Interest and 3 months Prepaid Interest. Minimum investment for this Trust Deed is \$50,000 or 10.00% yielding a 10.25% annualized return.

What we like about this Trust Deed opportunity:

1. Strong Credit Score
2. Great San Diego County Location
3. 4 months Guaranteed Interest
4. CLTV: 63.63%

Possible concerns:

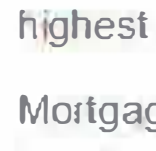
1. On-going construction on the property

Management

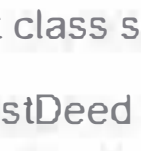
President and Founder, of Mortgage Vintage, Inc. and CrowdTrustDeed. Mortgage Vintage, Inc. is a fast and professional direct lender specializing in bridge loans for real estate investors and business purpose borrowers looking to capitalize on market opportunities.

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.



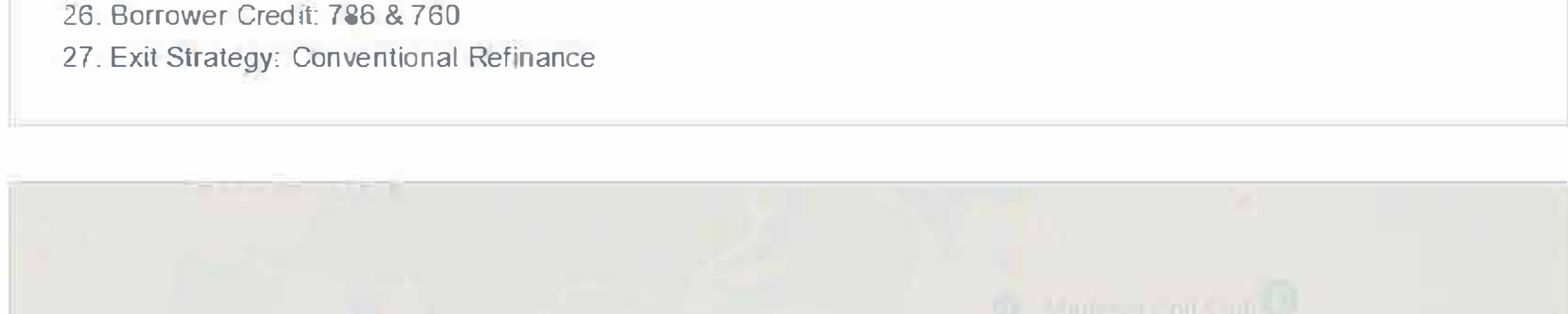
Mr. Sandy MacDougall CTD



Mr. Michael Veal

Financial

- 1 Offering Type: Debt
- 2 Investor Yield: 10.25%
- 3 Minimum Raise Amount: \$400,000
- 4 Minimum Investment Amount: \$50,000
- 5 Loan amount (\$): \$400,000
- 6 Lien position: 2nd TD
- 7 Borrower Credit Score: 786.0
- 8 LTV/CLTV: 63.63%
- 9 Deal Type: Cash Out
- 10 Loan Term Length: 24
- 11 Property Condition: Minor Rehab
- 12 Lien Position: 2nd TD
- 13 Loan Type: Business Purpose Cash-Out
- 14 Loan Amount: \$400,000
- 15 Existing 1st TD Loan: \$320,000
- 16 Combined Loan Amount: \$1,537,650
- 17 CLTV on BPO Value: 63.63%
- 18 Net CLTV on BPO Value: 63.26%
- 19 Fractional Interests (%): \$50,000 or 12.50%
- 20 Lender Rate: 10.25%
- 21 Monthly Payment to Lender: \$3,333.33
- 22 Amortization/Term: Interest Only / 24 Months
- 23 Gross Protective Equity over BPO Value: \$1,107,350
- 24 Guaranteed Interest: 4 Months
- 25 Prepaid Interest: 3 Months
- 26 Borrower Credit: 786 & 760
- 27 Exit Strategy: Conventional Refinance



Photos



Bowers Front of house



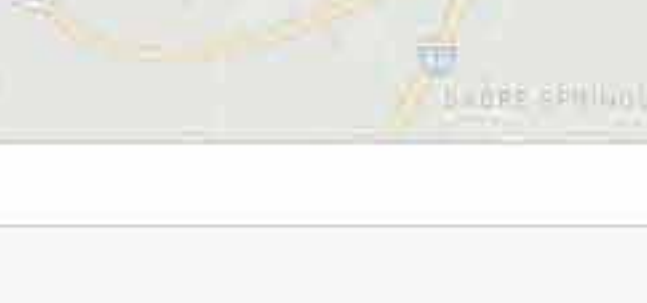
Front of Property



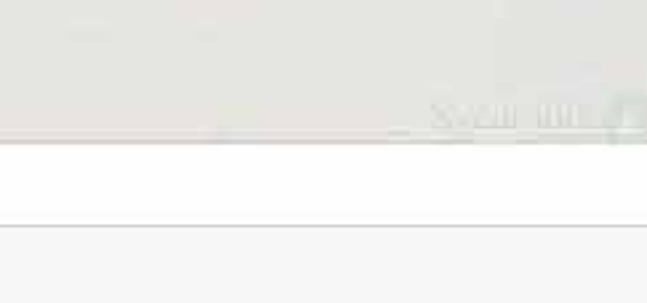
Living Room



Dining Room



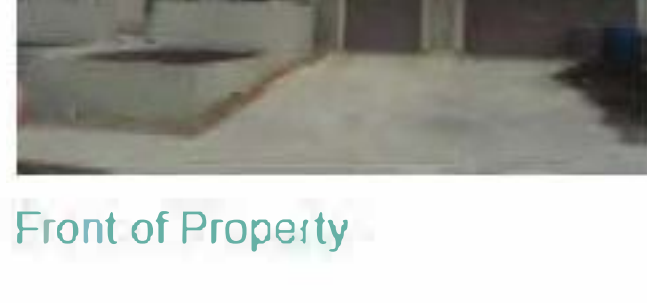
Dining Room Pic 2



Kitchen



Office 1



Office 2



Office 3



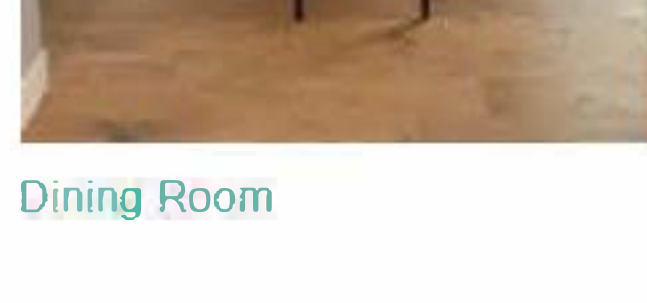
Office 4



Pool room



Pool Room Pic 2



Hallway



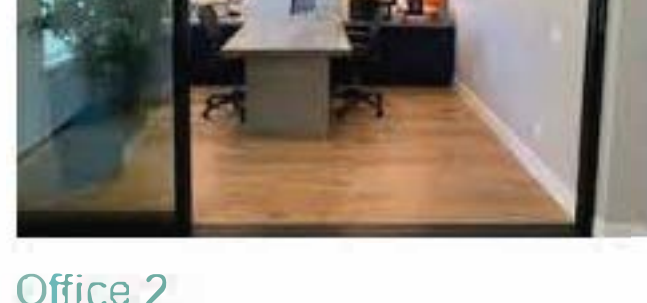
Bedroom 1



Bedroom 2



Master Bedroom



Bathroom



Bathroom 1



Bathroom 2



Master Bathroom



Backyard Work



Garage



Interior Work



Interior Paint



Work on Side of House



Exterior Work Pic 3



Exterior Work Pic 2



Water Heater



Pool Work



Street View



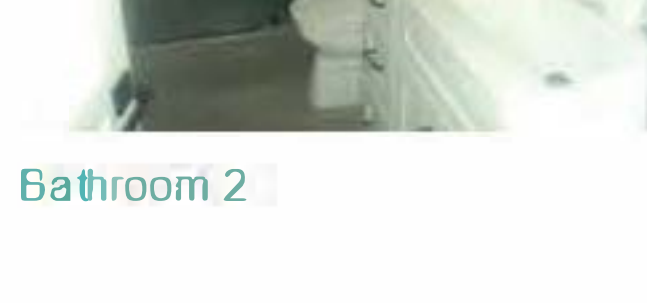
AC



Electrical Panel



Solar Panel



Address