

\$485,000 2nd TD @ 10.50%, SFR, OO, Bus.Purp. CO , 36 Mos. Term, 68.01 % CLTV, 66.04% Net CLTV, 6 Mos. Guar. Int., 24 Mos Prepaid Int., \$48,500 Min.Inv., Dana Point, CA 92629

33661 Shackleton Isle Dana Point CA 92629 United States



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## Overview

Successful business owners and real estate investors are seeking a business purpose cash-out 2nd TD on this owner occupied SFR in Dana Point, Orange County, CA. The funds from our loan will be invested into their business, Sidewinder Manager, LLC, which owns a 300 acre parcel of land on the East coast. The plan is to use the funds to entitle the large plot of land. The exit strategy from our loan is a conventional refinance down the line to combine both the 1st and our 2nd. The borrower recently acquired a new 1st Trust Deed and this is a 2nd behind that new favorable first TD.

The subject property is a beautiful custom built, multi-level traditional style home situated on the Dana Point hillside facing the Pacific Ocean. The home sits on a large 8,250 SF lot and boasts panoramic views of ocean. The total livable square footage is 5,091 which is comprised of 13 total rooms including 4 bedrooms, 6 bathrooms, a bonus room, a grand living room, large dining room and a total of three fireplaces. The home has an attached 3-car garage and a large backyard with a pool and two spas. The property is located in the Niguel Shores preferred oceanfront enclave and offers residents a resort-like setting with an ocean-view bluff, a park, 50 acres of scenic open space, and a clubhouse with sauna, junior Olympic sized pool and tennis courts.

This is a 68.01% CLTV and 66.04% net CLTV on the recently appraised value of \$5,400,000 and is structured with 6 months Guaranteed Interest and 24 months Prepaid Interest, yielding a 9.75% annualized return. Minimum investment is \$48,500 or 10.00%.

What we like about this Trust Deed opportunity:

1. Dana Point, Orange County location
2. 9.75% annualized return
3. 6 months Guaranteed Interest
4. 24 months Prepaid Interest
5. Successful business owners and real estate investors
6. 681 and 735 Mid Fico's

Possible concerns:

1. Behind a new 1st TD at \$3.187 Mil at 4.99%

## 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

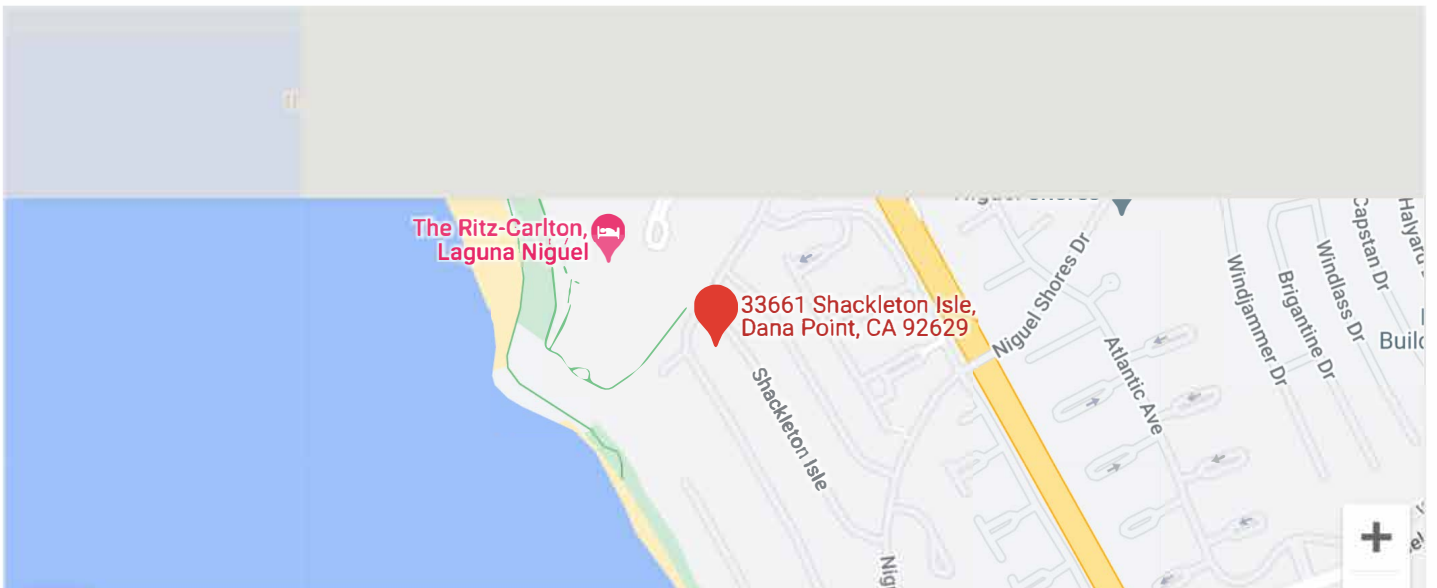
1. Offering Type: Debt
2. Investor Yield: 10.50%
3. Minimum Raise Amount: \$485,000
4. Minimum Investment Amount: \$48,500
5. Loan amount (\$): \$485,000
6. Lien position: 2nd TD
7. Borrower Credit Score: 735.0
8. LTV/CLTV: 68.01%
9. Deal Type: Cash Out
10. Loan Term Length: 36
11. Property Condition: No Rehab
12. Lien Position: 2nd TD
13. Loan Type: Business Purpose Cash-Out
14. Loan Amount: \$485,000
15. Existing 1st TD Loan: \$3,187,500
16. Rate of Existing 1st TD: 4.99%
17. Combined Loan Amount: \$3,672,500
18. CLTV on Appraised Value: 68.01%
19. Net CLTV on Appraised Value: 66.04%

20. Fractional Interests (10): \$48,500 or 10.00%
21. Lender Rate: 10.50%
22. Monthly Payment to Lender: \$3,839.58
23. Amortization/Term: Interest Only / 36 Months
24. Gross Protective Equity over BPO Value: \$1,727,500
25. Guaranteed Interest: 6 Months
26. Prepaid Interest: 24 Months
27. Borrower Credit: 681 & 735
28. Exit Strategy: Conventional Refinance

## Property

1. Property Type: SFR
2. Appraised Value: \$5,400,000
3. Gross Living Area: 5,091SF
4. Appraised Value/sqft: \$1,060.70
5. Lot Size sqft: 8,250SF
6. Total Rooms: 13
7. Bedrooms: 4
8. Bathrooms: 6
9. Stories: 2
10. Garage: 3-car attached garage
11. Exterior Wall: Stucco
12. Year Built: 1979
13. Architectural Style: Traditional
14. Occupancy: Owner Occ.
15. County: Orange
16. Zoning: Residential
17. APN: 672-061-11
18. Est. Closing Date: 05/19/2022

Please see above for detailed property information



## Photos



Backyard



View from street



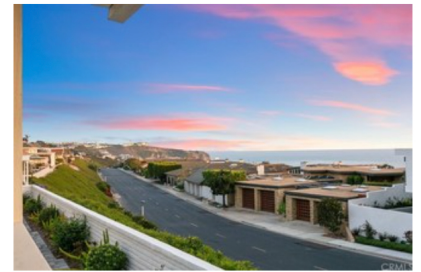
View from street 2



Front Left



Front right



View from home



Entry



Foyer



Kitchen



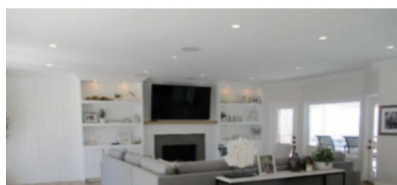
Kitchen 2

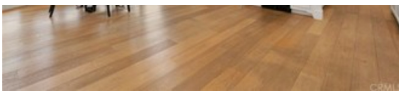


Dining Room

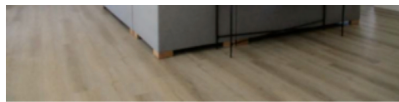


Dining Room 2

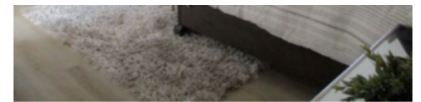




Kitchen and Dining Room



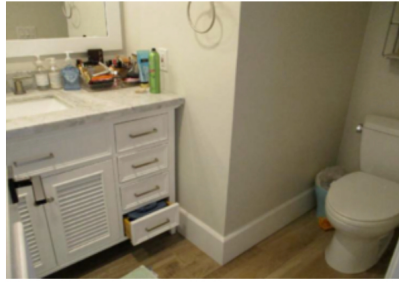
Living Room



Master Bedroom



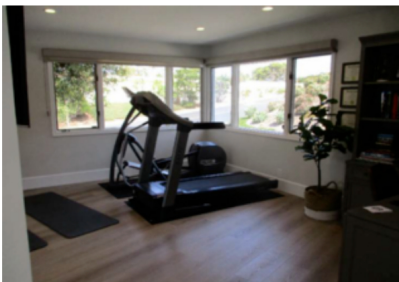
Master Bathroom



Bathroom



Bedroom



Bedroom



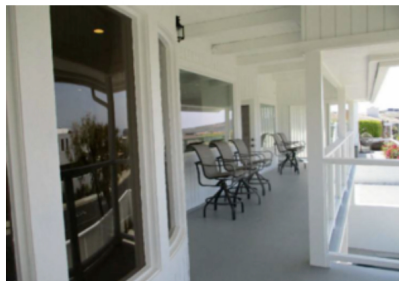
Bonus Room 2



Bonus Room



Garage



Balcony





Rear dual level



Backyard 2

Documents

 Fischbeck\_-\_Appraisal\_\_5.4\_Mil\_4-25-22.pdf (pdf, 2362KB)

 Fischbeck\_-\_Preliminary\_Report.pdf (pdf, 328KB)

 Fischbeck\_-\_Property\_Profile.pdf (pdf, 1169KB)

 Fischbeck\_-\_Redfin\_\_5.861\_Mil\_Value.pdf (pdf, 5877KB)

 Investor Questions

1.



**Kendall Young**

What is the rate on the 1st mtg?

Wednesday at 5:51pm

Reply



**Mayumi Bowers**

1. The first mortgage is an Interest Only loan at a rate of 4.99%

Thursday at 10:53am

Reply

Write your question here ...