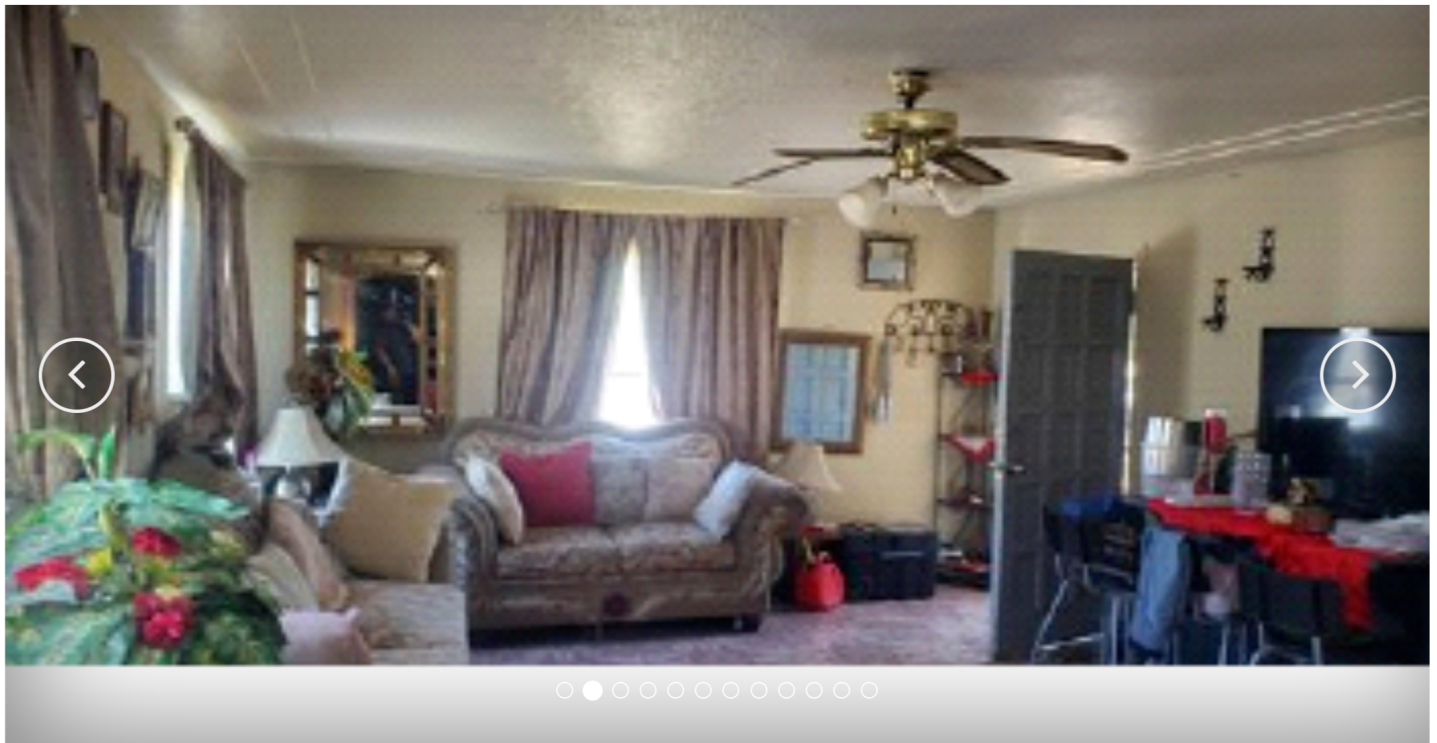


\$198,250 1st TD @ 10.25%, 65.00% LTV, 56.88% Net LTV, NOO, SFR, Cash-Out, 18 Mos. Term, 12 Mos. Guar Int., 12 Mos. Pre Int., \$39,650 min. inv., Atwater, CA

1500 Marguerite Street Atwater CA 95301 United States



[Overview](#) [Management](#) [Financial](#) [Property](#) [Map](#) [Photos](#) [Documents](#) [Questions](#)

Overview

Business owner and real estate investor is seeking a new business purpose cash-out 1st TD on this non-owner occupied investment property in Atwater, CA in Merced County. Funds from our loan will be used to invest into the Borrower's restaurant (Tequila Restaurant) as well as for making improvements to the same property. Borrower's Restaurant was impacted by Covid restrictions.

The subject property is 1,059 SF ranch style SFR sitting on a 8,348.19 SF lot. The home has 5 total rooms with 2 BR/1 BA and a 2-car carport. The property has an upgraded kitchen and bathroom. The property is close to HWY 99 and centrally located to schools, entertainment, restaurants, shopping, parks and medical facilities. Rental income is \$1,350/ month. Exit strategy from our loan is a conventional refinance or to sell the property

This loan is 65.00% CLTV on the BPO value of \$305k. Loan structure features 12 months' guaranteed interest, 12 months' prepaid interest and 10.25% annualized return. Minimum investment is \$39,650 or 20%.

What we like about this Trust Deed opportunity:

1. Non-owner Occupied Investment Property
2. 10.00% Annualized Return
3. 12 months Guaranteed Interest
4. 12 months Prepaid Interest
5. \$1,350/month rental income

Possible concerns:

1. Borrower does not have a Credit Score

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.

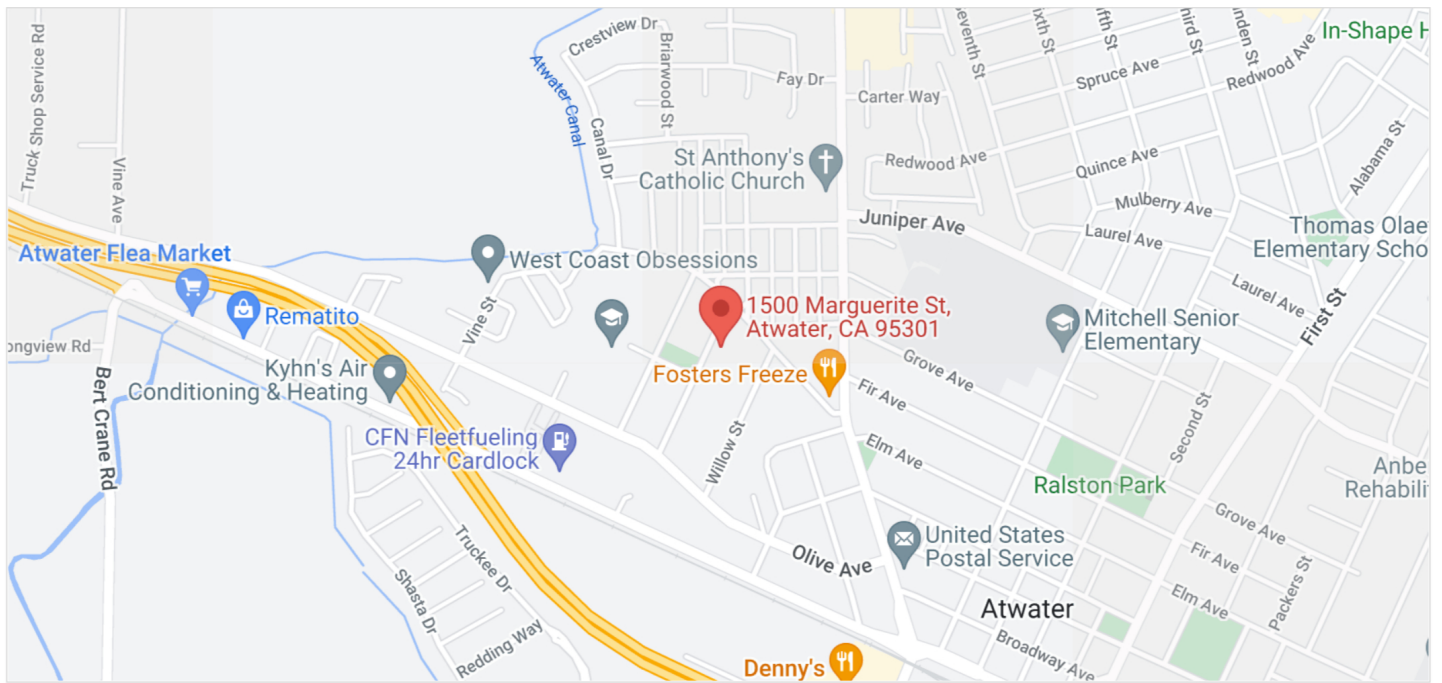
Mortgage Vintage sells their Trust Deeds on the CrowdTrustDeed platform. CrowdTrustDeed offers individual and fractional high yield Trust Deed Investments throughout California. Investors looking to diversify their investment portfolio can achieve 8% - 12% current income returns through these real estate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



Mr. Sandy MacDougall CTD

Financial

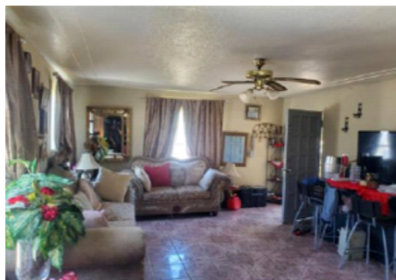
1. Offering Type: Debt
2. Investor Yield: 10.25%
3. Minimum Raise Amount: \$198,250
4. Minimum Investment Amount: \$39,650
5. Loan amount (\$): \$198,250
6. Lien position: 1st TD
7. Borrower Credit Score: 0.0
8. LTV/CLTV: 65.0%
9. Deal Type: Cash-Out Refinance
10. Loan Term Length: 18
11. Property Condition: No Rehab
12. Lien Position: 1st TD
13. Loan Type: Business Purpose Cash-Out Refi
14. Loan Amount: \$198,250
15. LTV on BPO Value: 65.00%
16. Net LTV on BPO Value: 56.88%
17. Fractional Interests (5): \$39,650 or 20.00%
18. Lender Rate: 10.25%
19. Monthly Payment to Lender: \$1,693.39
20. Amortization/Term: Interest Only / 18 Mos
21. Gross Protective Equity over BPO Value: \$106,750
22. Guaranteed Interest: 12 Months
23. Prepaid Interest: 12 months
24. Borrower Credit: No Score
25. Exit Strategy: Conventional Refinance



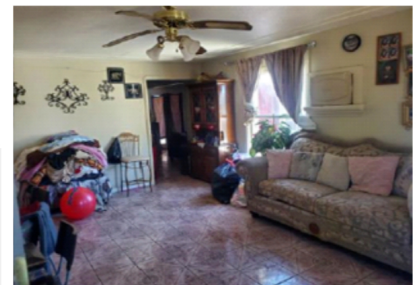
Photos



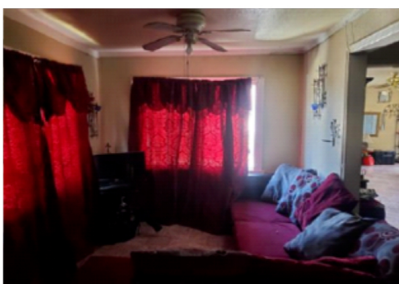
Front of Property Pic 1



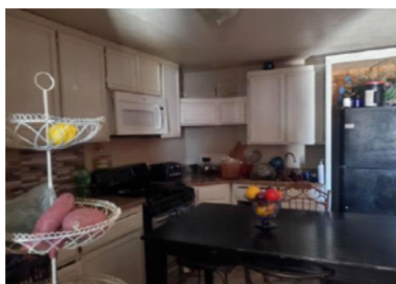
Living Room Pic 1



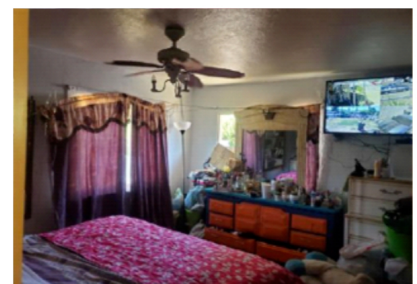
Living Room Pic 2



Dining Room



Kitchen



Bedroom 1



Bedroom 2



Backyard





Side Yard



Address




Street View 2



Street View

Documents

 _198_250_1st_TD___10.00__65.00__LTV_NOO__SFR__Cash-Out_Atwater.pdf (pdf, 9130KB)

 Hidalgo_-_BPO_-_305k_-_6-3-22.pdf (pdf, 3572KB)

 Hidalgo_-_Preliminary_Report.pdf (pdf, 180KB)

 Hidalgo_-_Value_Redfin__260_864.pdf (pdf, 3731KB)

Investor Questions

1.



Kip Adkins

Is this a foreign National? What is the reason for no credit score?

15 hours ago

Reply



Mayumi Bowers

Borrower is a US Citizen. She pays with everything in cash and chooses not to use credit cards. If you don't use credit, that generates a "No Credit Score" with the credit bureaus.

10 hours ago

Reply

Write your question here ...

Submit

Covering California

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Newport Beach, CA 92660

Contact Us

(949) 438-0591
info@crowdtrustdeed.com