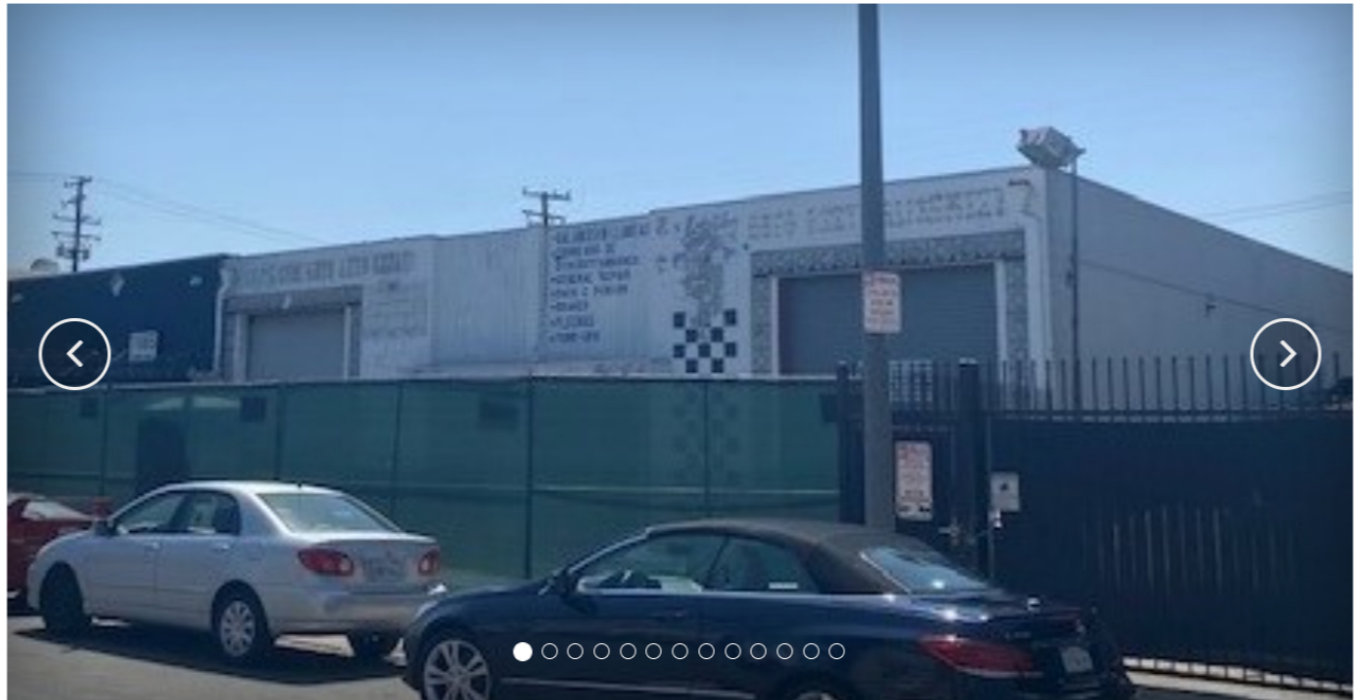


\$1,725,000 1st TD @ 12.00%, 61.73% Net LTV ARV, 63.89% LTV ARV, OO, Refinance + Funds Control, Commercial, 12 Mos. Term, 6 Mos. Guar., 3 Mos. Prepaid, \$57,500 Min. Inv., Long Beach, Los Angeles County, CA 90813

1667 & 1669 Cota Ave. Long Beach CA 90813 United States



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

Overview

718 FICO, successful business owner and real estate investor is seeking a 1st Trust Deed to refinance an existing, current and in good standing \$1.1M 1st TD and 100% balance of the funds will be placed into Funds Control to complete renovation property improvements on this commercial-industrial building in Long Beach, Los Angeles, CA.

Borrower's total personal "skin in the game" to date on subject property is \$1,023,000. This amount includes \$600K down payment on purchase of property, \$173K on property renovation improvements to date and \$250K on architects, permits and licensing.

A recent Construction Feasibility Analysis by an independent 3rd party accounting firm, verified this loan's Funds Control amount is sufficient to complete scope of work to complete its recent after completion appraised value of \$2.7M.

The subject property is a free-standing commercial-industrial building with 4,850 SF rentable space which is of good quality class "C" concrete block sitting on a 6,580 SF (.15 acres) lot, very well located right off PCH 1 HWY and close to Long Beach Harbor in Long Beach, CA. The subject building will offer a secured entrance, a lobby, a kitchen, 2 restrooms, a maintenance room, a packaging room, 2 refinement rooms, 2 storage rooms, 2 offices and will also offer a fire sprinkler system, and state of the art security system. The subject property is very well located near major transportation arteries, 405, 605, 710, 110 and 1 Pacific Coast Hwy. Subject property is surrounded by similar commercial-industrial buildings. The property is zoned for multiple commercial-industrial uses.

The subject building is configured to house a single tenant and will be 100% owner occupied as of the completion of the renovation. The property will be used as a licensed and permitted cannabis manufacturing & distribution facility. All required state and local cannabis licenses and permits in place.

Exit strategy: refinance.

This loan is a 61.73% Net LTV ARV and 63.89% LTV ARV on recent after completion appraised value of \$2,700,000. Loan structure features 6 months' guaranteed interest, 3 months' prepaid interest and 12.00% annualized investor return. Minimum investment is \$57,500.

What we like about this Trust Deed opportunity:

1. 718 FICO, experienced business owner / operator
2. 100% Funds Control for renovation
3. Borrower \$1,023,000 "skin in game"
4. 12.00% Investor Yield
5. 61.73% ARV LTV / 63.89% ARV LTV
6. 6 months guaranteed interest
7. 3 months prepaid interest
8. Legally permitted/licensed cannabis business
9. Construction Feasibility Report Approved
10. Subject property zoned for multiple commercial-industrial uses

Possible concerns:

1. Cannabis prices may fluctuate

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



Ms. Nicole Smith

Financial

1. Offering Type: Debt
2. Investor Yield: 12.00%
3. Minimum Raise Amount: \$1,725,000
4. Minimum Investment Amount: \$57,500
5. Loan amount (\$): \$1,725,000
6. Lien position: 1st TD
7. Borrower Credit Score: 718.0
8. LTV/CLTV: 61.73%
9. Deal Type: Cash-Out Refinance
10. Loan Term Length: 12
11. Property Condition: Minor Rehab

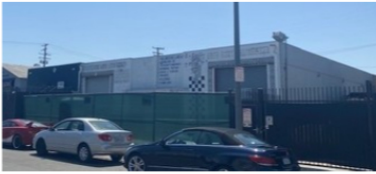
12. Lien Position: 1st TD
13. Loan Type: Refinance + Funds Control
14. After Repair Value : \$2,700,000
15. Loan Amount: \$1,725,000
16. LTV on After Completion Appraised Value: 61.73% Net / 63.89% LTV
17. Fractional Interests (30): \$57,500
18. Lender Rate: 12.00%
19. Monthly Payment to Lender: \$17,250
20. Amortization/Term: Interest Only / 12 Months
21. Gross Protective Equity over After Completion Appraised Value: \$975,000
22. Guaranteed Interest: 6 Months
23. Prepaid Interest: 3 Months
24. Cap Rate on ARV: 6.31%
25. Borrower Credit: 718
26. Exit Strategy: Pay it off through refinance

Property

1. Property Type: Commercial-Industrial
2. After Completion Appraised Value: \$2,700,000
3. As Is Appraised Value: \$2,140,000
4. Rentable Building SF: 4,850
5. Lot Size: 6,580 SF (.15 acres)
6. Stories: 1 Story
7. Cost Per Rentable SF: \$556.70
8. Year Built: 1965 Year / Renovated: 2021-2022
9. Occupancy: Owner Occupied
10. County: Los Angeles
11. Zoning: MG - Industrial and Cannabis
12. Cap Rate: 6.0%
13. Environmental: Low Risk - No Further Action Required
14. APN: 7432-001-023
15. Est. Closing Date: 06/03/22

See description above.

Photos



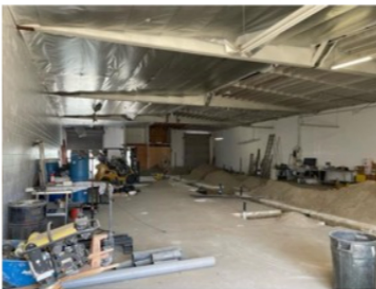
rightsideview1



streetview2



interior 3



interior 2



interior1



interior4



workareafont



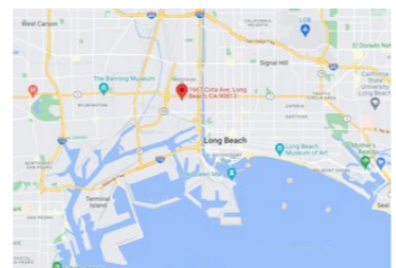
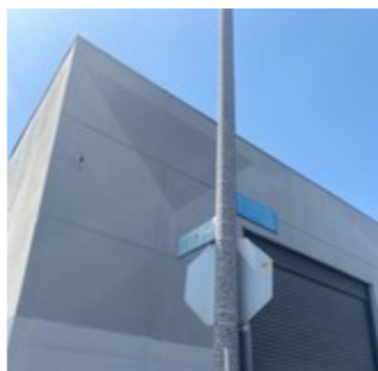
sideview2



frontview



intersection



google map




streetsign



aerial map

Documents

 Rippy_-_Appraisal__2.7M_1667_Cota_Avenue_Long_Beach_CA_90813.pdf (pdf, 1878KB)

 Rippy_-_Preliminary_Report.pdf (pdf, 331KB)

 Rippy_-_Property_Profile.pdf (pdf, 505KB)