

\$200,000 2nd TD @ 10.00%, SFR, OO, Bus. Pur. Cash-Out, 12 Mos. Term, 50.03% CLTV, 6 Mo. Guar. Int., 3 Mo Prep Int., \$50,000 Min. Inv., Costa Mesa

1082 Viejo Hills Dr. Costa Mesa CA 92627 United States



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

Overview

Long-time successful business owner seeking a business purpose cash-out 2nd TD on this owner occupied SFR in Costa Mesa, Orange County, CA. Funds from our loan will be used as capital investment into their company, Environmental Water Management. The company suffered some small setbacks because of COVID, but our loan proceeds will be used to payoff a business line of credit and the remainder of the funds will be used to get the company back on track. The exit strategy from our loan will be a refinance or to payoff the loan from business proceeds.

The subject property is a single story cottage styled home sitting on a huge 9,880 SF lot situated in a very desirable area of Orange County. The home itself is 1,196 SF with 5 total rooms including 2 bedrooms , 1 bathroom and a 2-car detached garage. The subject is very well maintained and upgraded and features very large front and backyards and a detached garage and office. The lot has plenty of room for ADUs should the borrower choose to go down that path in the future. It is situated in close proximity to public and private schools, shopping, restaurants, entertainment, recreation and medical facilities. The 1st TD has a 7.99% interest rate.

This is a 50.03% CLTV and 49.69% Net CLTV on the BPO Value of \$1,799,000 with 6 months Guaranteed Interest and 3 months Prepaid Interest, yielding a 10.00% annualized return. Minimum investment is \$50,00 or 25.00%.

What we like about this Trust Deed opportunity:

1. Costa Mesa, Orange County location
2. Long-time successful business owners
3. 10.00% annualized return
4. 6 months Guaranteed Interest
5. 3 months Prepaid Interest
6. 49.69% Net CLTV

Possible concerns:

1. Borrower Credit

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: 10.00%
3. Minimum Raise Amount: \$200,000
4. Minimum Investment Amount: \$50,000
5. Loan amount (\$): \$200,000
6. Lien position: 2nd TD
7. Borrower Credit Score: 515.0
8. LTV/CLTV: 50.03%
9. Deal Type: Cash Out
10. Loan Term Length: 12
11. Property Condition: No Rehab
12. Lien Position: 2nd TD
13. Loan Type: Business Purpose Cash-Out
14. New 2nd TD Loan Amount: \$200,000
15. Existing 1st TD Loan: \$700,000
16. Combined Loan Amount: \$900,000
17. BPO Valuation: \$1,799,000
18. CLTV on BPO Value: 50.03%
19. Net CLTV on BPO Value: 49.69%
20. Fractional Interests (4): \$50,000 or 25.00%

21. Lender Rate: 10.00%
22. Monthly Payment to Lender: \$1,666.67
23. Amortization/Term: Interest Only / 12 Months
24. Gross Protective Equity over BPO Value: \$899,000
25. Guaranteed Interest: 6 Months
26. Prepaid Interest: 3 Months
27. Borrower Credit: 515
28. Exit Strategy: Refinance or payoff from business proceeds

Property

1. Property Type: SFR
2. BPO Value: \$1,799,000
3. Gross Living Area: 1,196 SqFt
4. BPO Value/sqft: \$1,504.18
5. Lot Size sqft: 9,880 or 0.23 acres
6. Total Rooms: 5
7. Bedrooms: 2
8. Bathrooms: 1
9. Stories: 1
10. Garage: 2-car detached garage
11. Exterior Wall: Stucco
12. Year Built: 1948
13. Architectural Style: Cottage
14. Occupancy: Owner Occ.
15. County: Orange
16. Zoning: Residential - SF
17. APN: 425-321-30
18. Est. Closing Date: 7-1-22

Please see above for detailed property information



Photos



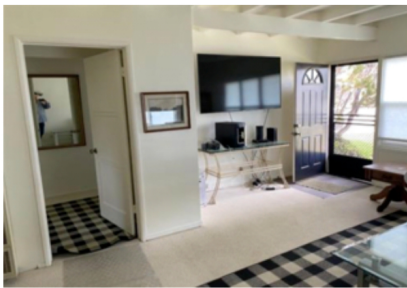
Front



Street Scene



Address



Entrance



Kitchen



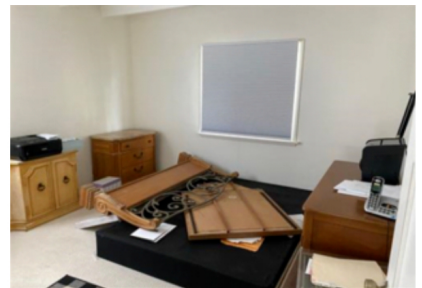
Kitchen 2



Living Room



Hallway



Bedroom 1



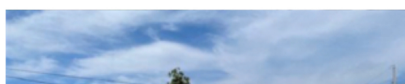
Bedroom 2



Bathroom



Laundry





Office Detached



Back Patio



Garage Detached



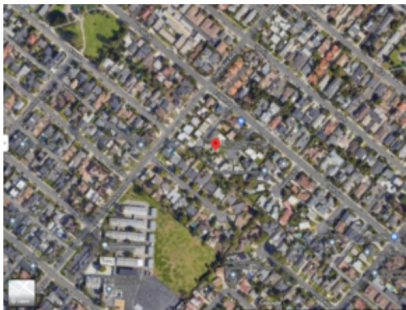
Garage Alley



Backyard



Google



Aerial

Documents

[Walters_-_BPO_-_1.799_Mil_-_6-14-22.pdf](#) (pdf, 4216KB)

[Walters_-_Preliminary_Report.pdf](#) (pdf, 248KB)

[Walters_-_Property_Profile.pdf](#) (pdf, 621KB)

[Walters_-_Value_-_Redfin__1.786MM.pdf](#) (pdf, 1321KB)

Investor Questions

Write your question here ...

