

# \$332,350 2nd TD @ 10.00%, SFR, Cash Out, 65.00% CLTV, 64.66% Net CLTV, OO, 18 Mos. Term, 6 Mos. Guar. Int., 3 Mos. Prep. Int., \$66,470 min. investment., Dublin, CA 94568

7560 Mindy Mae Lane Dublin CA 94568 United States



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## Overview

793 FICO borrower, successful business owner and real estate investor seeking a business purpose cash out 2nd TD on this owner occupied SFR in Dublin, Alameda County, CA. Borrower's current and in good standing on his conventional 1st TD. The balance is at \$1,487,000 and has an interest rate of 3.99%. Funds from our loan will be used to complete renovation on a separate San Francisco investment property. The After Repair Value on that property is \$4,500,000 and the current loan is \$1.95 Mil. Exit strategy from our loan is a conventional refinance once rehab is complete.

The subject property is a contemporary style, two story, SFR in perfect condition, in a very well-established and affluent area of Alameda County. All homes in the area are \$2,000,000+. This home was built by the Toll Brothers in 2015 and included all upgrades in construction. The home is 4,015 SqFt, sits on a 8,170 SqFt lot, and has 12 total rooms including 5 bedrooms, 4.5 bathrooms, an upstairs loft, a private yard with no rear neighbors and a covered patio with fireplace. The property is well located near many shopping plazas, schools, parks, BART, freeways, hiking trails, restaurants, entertainment and medical facilities.

This is a 65.00 CLTV, 64.66 Net CLTV based on the recent BPO value of \$2,799,000. Loan structure features 6 months of guaranteed interest and 3 months of prepaid interest, yielding a 10.00% annualized return. Minimum investment is \$66,470 or 20%.

What we like about this Trust Deed opportunity:

1. Beautiful, affluent neighborhood in Northern CA
2. 793 FICO borrower
3. Successful business owner and real estate investor
4. 6 months Guaranteed Interest, 3 months prepaid interest

## 5. \$979,650 Investor Equity Protection

Possible concerns:

1. Borrower would like to close quickly

## 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**



**Mr. Michael Veal**

## Financial

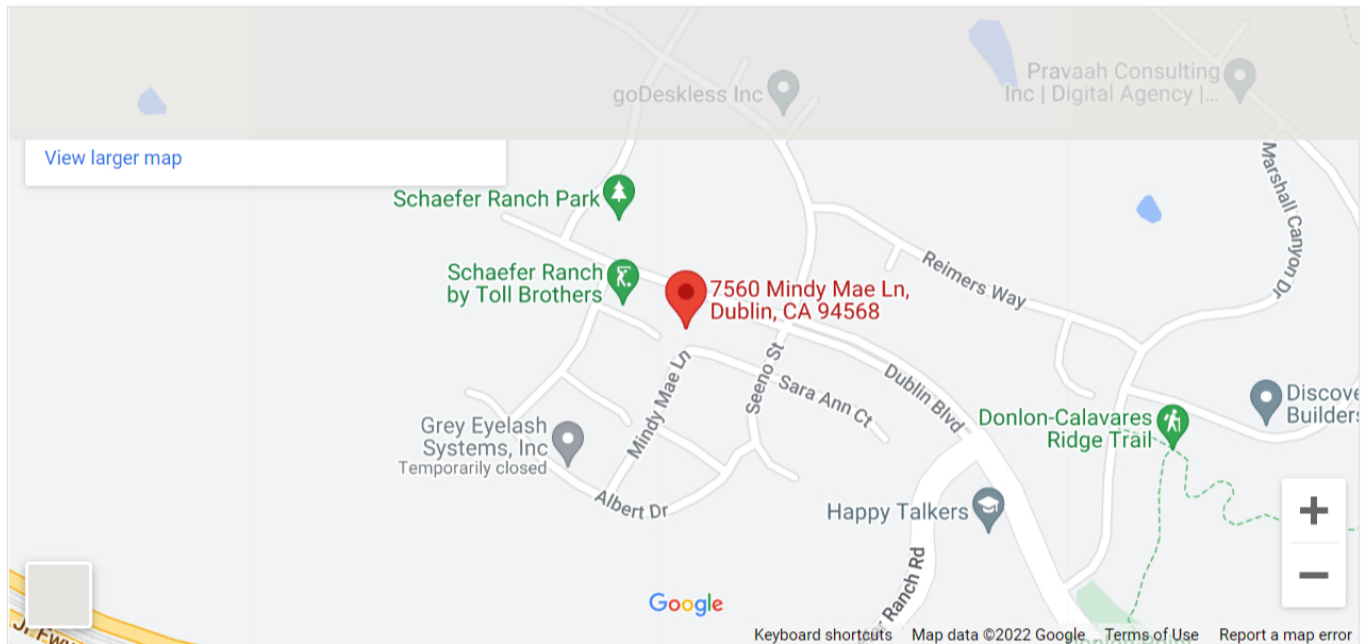
1. Offering Type: Debt
2. Investor Yield: 10.00%
3. Minimum Raise Amount: \$332,350
4. Minimum Investment Amount: \$66,470
5. Loan amount (\$): \$332,350
6. Lien position: 2nd TD
7. Borrower Credit Score: 793.0
8. LTV/CLTV: 65.0%
9. Deal Type: Cash Out
10. Loan Term Length: 18
11. Property Condition: No Rehab
12. Lien Position: 2nd TD
13. Loan Type: Business Purpose Cash Out
14. Broker Price Opinion Valuation: \$2,799,000
15. Existing 1st Trust Deed : \$1,487,000
16. New 2nd Trust Deed Loan Amount: \$332,350
17. Total Combined Loan Amount: \$1,819,350
18. CLTV on BPO Value: 65.00%
19. Net CLTV on BPO Value: 64.66%
20. Fractional Interests (5): \$66,470 or 20%
21. Lender Rate: 10.00%
22. Monthly Payment to Lender: \$2,769.58
23. Amortization/Term: Interest Only/ 18 Months
24. Gross Protective Equity Over Appraised Value: \$979,650
25. Guaranteed Interest: 6 Months
26. Prepaid Interest: 3 Months

- 27. Borrower Credit Score: 793
- 28. Exit Strategy: Conventional Refinance

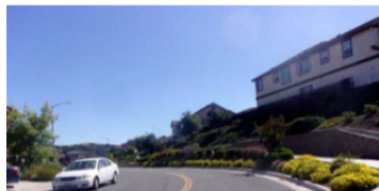
### Property

- 1. Type: Single Family Residence
- 2. BPO Value: \$2,799,000
- 3. Home SF: 4,015 SF
- 4. BPO Value/SF: \$697.14
- 5. Lot Size SF: 8,170
- 6. Total Rooms: 12
- 7. Bedrooms: 5
- 8. Bathrooms: 4.5
- 9. Stories: 2
- 10. Garage: 2-car attached
- 11. Architectural Style: Contemporary
- 12. Exterior Wall: Stucco
- 13. Year Built: 2015
- 14. Occupancy: Owner Occ.
- 15. County: Alameda
- 16. Zoning: Residential
- 17. Est. Closing Date: 06/15/2022

Please see above for detailed property information



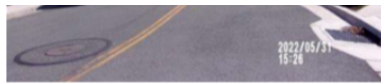
### Photos



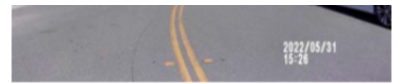




Front



Street Scene



Street Scene 2



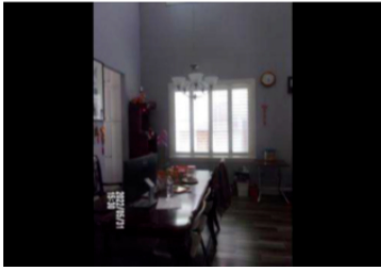
Living Room with staircase



Family Room



Kitchen



Dining Room



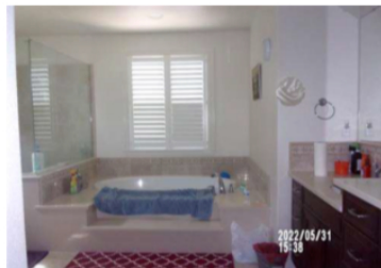
Living Room



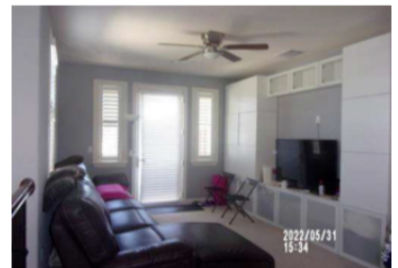
Master



Master 2



Master Bath



Loft



Rear



Backyard



Aerial





Google