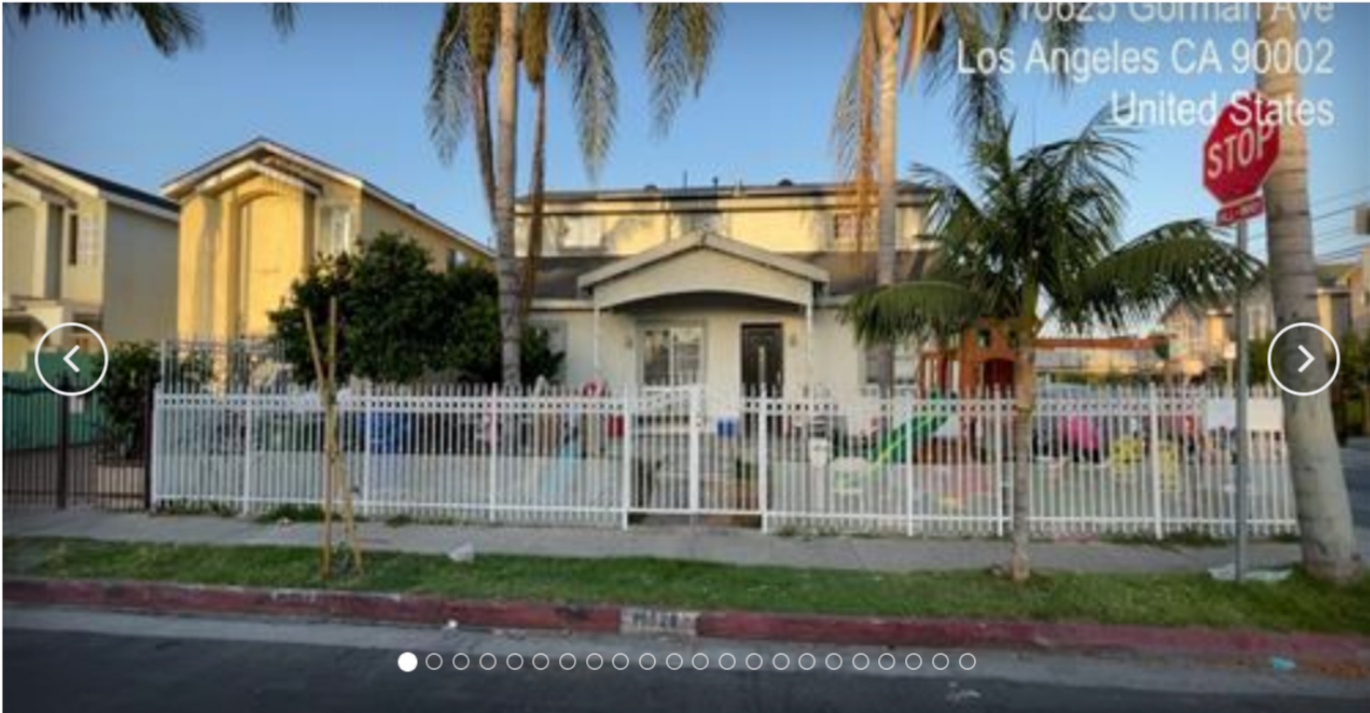


Updated 6-20-22: \$550,000 1st TD @ 10.00%, 3-Unit, NOO, Rate/Term Refinance, 55.00% LTV, 53.49% Net LTV, 24 Mos. Term, 9 mos Guaranteed Int, 3 Mos Prepaid Int, \$55,000 Min. Inv., Los Angeles, CA 90002

2311 E. 107th Street Los Angeles CA 90002 United States



- Overview
- Management
- Financial
- Property
- Map
- Photos
- Documents
- Questions

Overview

Successful repeat MVI borrower and real estate investor seeking a business purpose 1st TD on this non-owner occupied, 3-unit in Los Angeles, CA. The funds from our loan will be used to refinance the subject property. The exit strategy is to do a conventional refinance within the next 24 months.

The subject is a well maintained 2-story, multi-unit property located in a predominantly tenant occupied, evenly mixed SFR and multi-unit neighborhood. Sitting on a 6,694 SqFt lot, the home itself is 3,537 SqFt and consists of 3-units. There are 18 total rooms including 9 bedrooms, 5 bathrooms, 2 kitchens and 2 living rooms. The contemporary styled home also has a large driveway and a detached 2-car garage. The largest unit rents for \$2,700/month, the middle unit rents for \$2,400/month and the smallest unit rents for \$1,800/month bringing in a total of \$6,900/month. Net Operating Income is estimated to be \$53,820/yr. which provides a Debt Yield Rate of 8.97% on the \$550k loan amount. The property is conveniently located next to shopping, schools, medical facilities, transportation, parks, entertainment and the LAX airport.

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rents for \$2,400/month and the smallest unit rents for \$1,800/month bringing in a total of \$6,900/month. Net Operating Income is estimated to be \$53,820/yr. which provides a Debt Yield Rate of 9.8% on the \$550k loan amount. The property is conveniently located next to shopping, schools, medical facilities, transportation, parks, entertainment and the LAX airport.

This is a 55.00% LTV on the recent BPO value of \$1,000,000 and a 53.49% Net LTV. Loan structure features 9 mos. Guaranteed Interest, 3 mos. Prepaid Interest and yields a 10.00% annualized return. Minimum investment is \$55,000 or 10%. The current conventional lender has filed an NOD on this property. After completing funding from the conventional Mortgage Company, the 3 unit property was determined to not be compliant with the guidelines of the Investor that was planning to purchase the loan. Our borrower has attempted to continue to make payments, however, the Mortgage Company that is having to hold this loan wants to be paid off and has filed the NOD. Our new loan will payoff this existing \$569k 1st Trust Deed. Borrower is bringing in over \$45k cash to close.

What we like about this Trust Deed opportunity:

1. 10% Yield on a 1st TD
2. Non-owner occupied Triplex
3. 55.00% LTV and 53.49% Net LTV
4. 9 months' Guaranteed Interest
5. 3 months' Prepaid Interest
6. Previous successful MVI borrower
7. \$450,000 Equity Protection

Possible concerns:

1. Borrower 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: 10.00%
3. Minimum Raise Amount: \$550,000
4. Minimum Investment Amount: \$55,000
5. Loan amount (\$): \$550,000
6. Lien position: 1st TD
7. Borrower Credit Score: 558.0
8. LTV/CLTV: 55.0%

9. Deal Type: Rate and Term Refinance
10. Loan Term Length: 24
11. Property Condition: No Rehab
12. Lien Position: 1st TD
13. Loan Type: Business Purpose Refinance
14. Broker Price Opinion (BPO) Value: \$1,000,000
15. Loan Amount: \$550,000
16. LTV on BPO Value: 55.00%
17. Net LTV: 53.49%
18. Fractional Interests (10): \$55,000 or 10%
19. Lender Rate: 10.00%
20. Monthly Payment to Lender: \$4,583.33
21. Gross Rental Income: \$6,900/month or \$82,800/year
22. Estimated NOI: \$53,820
23. Debt Yield: 9.8%
24. Amortization/Term: Interest Only / 24 Months
25. Gross Protective Equity over BPO Value: \$450,000
26. Guaranteed Interest: 9 Months
27. Prepaid Interest: 3 Months
28. Borrower Credit: 558
29. Exit Strategy: Conventional Refinance

Property

1. Property Type: 3-Unit Multi- Family
2. Broker Price Opinion Value: \$1,000,000
3. Total Above Grade Living Area: 3,537 SqFt
4. BPO Value/sqft: \$282.73
5. Lot Size: 6,694 SqFt or 0.15 acers
6. Total Units: 3
7. Total Rooms: 18
8. Total Bedrooms: 9
9. Total Bathrooms: 5
10. Stories: 2
11. Garage: detached 2-car
12. Exterior Wall: Stucco/Wood
13. Year Built: 1956
14. Occupancy: Non-Owner Occ.
15. County: Los Angeles
16. Zoning: Residential
17. APN: 6066-014-065
18. Est. Closing Date: 06/24/2022

Please see above for detailed property information

Continuation Schc



Seminole Ave
Alameda St
E 107th St, Los Angeles, CA 90002
Earle M. J

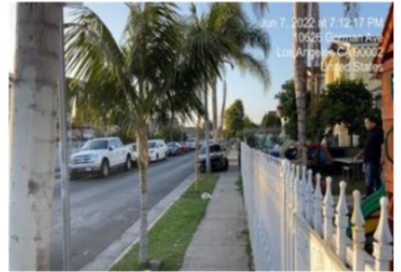
Photos



Front



Side



Street Scene



Kitchen



Kitchen plus Dining Room



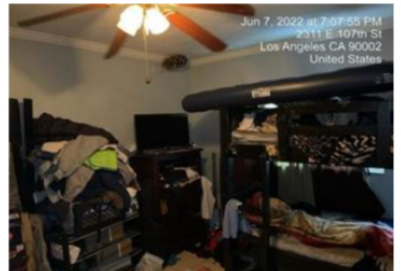
Kitchen 2



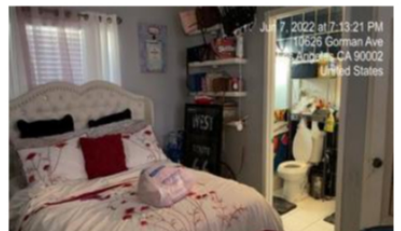
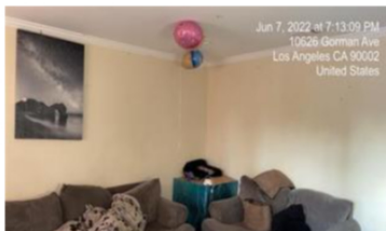
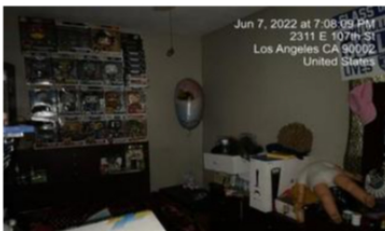
Kitchen plus Living Room



Living Room

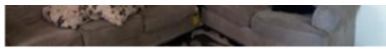


Bedroom 1

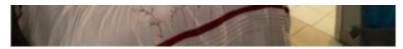




Bedroom 2



Bedroom 3



Bedroom 4



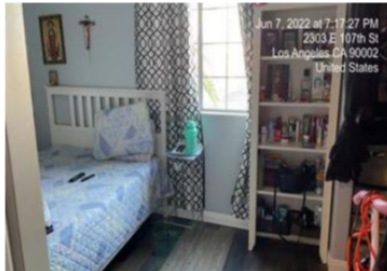
Bedroom 5



Bedroom 6



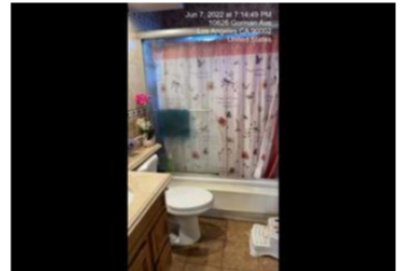
Bedroom 7



Bedroom 8



Bathroom 1



Bathroom 2



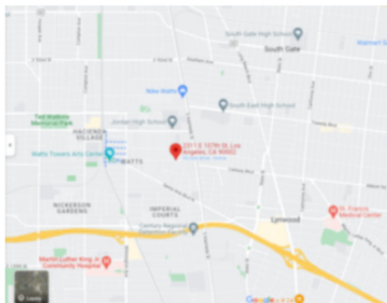
Bathroom 3



Garage




Aerial



Google

Documents

Ontiveros_-_BPO_-_1_Mil_-_6-8-22.pdf (pdf, 4899KB)

 [Ontiveros_-_PreliminaryReport.pdf](#) (pdf, 185KB)

 [Ontiveros_-_Property_Profile.pdf](#) (pdf, 732KB)

 [Ontiveros_-_Value_-_Zillow_-_957k.pdf](#) (pdf, 9116KB)

 [Investor Questions](#)
