

\$581,750 1st TD @ 7.00%, 65.00% LTV, NOO, SFR, Purchase, 24 Mos Term, 6 Mos. Guar Int, \$58,175 min inv, Placentia, CA 92870

1234 Verona Place Placentia CA 92870 United States



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Overview

Successful Mortgage Vintage Borrowers and real estate investor is seeking a new business purpose purchase 1st TD on this non-owner occupied investment property in Placentia, CA in Orange County. Funds from our loan will be used to purchase the subject property

The subject property is 1,440 SF ranch style SFR sitting on a 7,500 SF lot. The home has 6 total rooms with 2 BR/2 BA and a 2-car attached garage. The property is close to HWY 99 and centrally located to schools, entertainment, restaurants, shopping, parks and medical facilities. Median rental income in the area is \$3,315/ month. Exit strategy from our loan is a conventional refinance.

This loan is 65.00% LTV on the Purchase Price value of \$895,000k and 59.67% LTV on BPO Value of \$975,000 . Loan structure features 6 months' guaranteed interest and 7.00% annualized return. Minimum investment is \$58,175 or 10%.

What we like about this Trust Deed opportunity:

1. Non-owner Occupied Investment Property
2. 7% Annualized Return
3. 59.67% LTV on BPO Value of \$975,000
4. 6 months Guaranteed Interest
5. Over \$330k down payment

Possible concerns:

1. Need to close as soon as possible

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: 7.00%
3. Minimum Raise Amount: \$581,750
4. Minimum Investment Amount: \$58,175
5. Loan amount (\$): \$581,750
6. Lien position: 1st TD
7. Borrower Credit Score: 719.0
8. LTV/CLTV: 65.0%
9. Deal Type: Purchase
10. Loan Term Length: 24
11. Property Condition: No Rehab
12. Lien Position: 1st TD
13. Loan Type: Business Purpose Purchase
14. Loan Amount: \$581,750
15. LTV on Purchase Price: 65.00%
16. LTV on BPO Value: 59.67%
17. Fractional Interests (10): \$58,175 or 10.00%
18. Lender Rate: 7.00%
19. Monthly Payment to Lender: \$3,393.54
20. Amortization/Term: Interest Only / 24 Mos
21. Gross Protective Equity over Appraised Value: \$393,250
22. Guaranteed Interest: 6 Months
23. Borrower Credit: 719 & 728
24. Exit Strategy: Conventional Refinance



Photos



Front of Property



Living Room



Dining Room



Dining Right



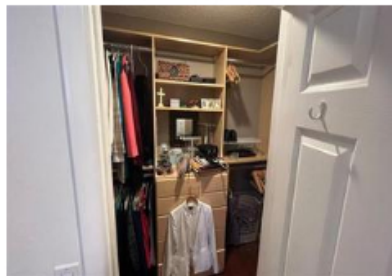
Kitchen Dining room



Kitchen



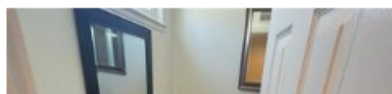
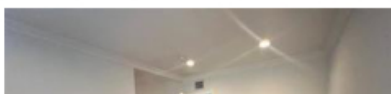
Bedroom 1

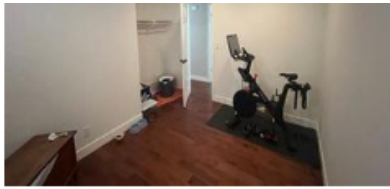


Bedroom 1 Closet



Bedroom 2





Bedroom 3



Bathroom 1 attached to Bdrm 1



Bathroom 1 Pic 2



Half Bath



Laundry



Heater

Fenced Front Patio

Electrical Panel

Address

Documents

[Gomez_-_BPO_-_975k_-_6-22-22_\(Verona\).pdf](#) (pdf, 4646KB)

[Gomez_-_Preliminary_Report.pdf](#) (pdf, 225KB)

[Gomez_-_Value_-_Zillow__920_700.pdf](#) (pdf, 130KB)

Investor Questions

Write your question here ...


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Submit

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