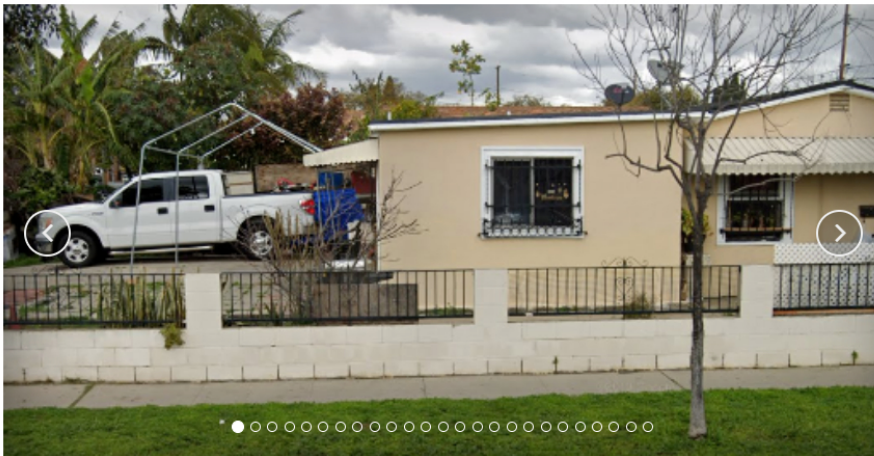


\$65,000 2nd TD @ 11.00%, Cash-Out, SFR, NOO, 12 Mos. Term, 69.22% CLTV, \$32,500 Min. Inv., 6 Mos. Guar. Int., 3 Mos Prepaid Int., Santa Ana, CA
 803-805 East Saint Andrew Place Santa Ana CA 92707 United States



Pledged 0%

Follow This Offering

Loan amount (\$)	\$65,000
Estimated Closing Date	Jul 15, 2022
Investor Yield	11.00%
Min. Investment	\$32,500

Contact Sponsors

Sandy MacDougall
 CTD
[Send Message](#)
[Email Sandy](#)
[\(949\) 632-6145](#)

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

Overview

Business owner and real estate investor is seeking a cash-out 2nd TD of this non-owner occupied two unit residential property in Orange County. Proceeds from this loan will be used to complete work at the property.

Our subject property is recorded with the County as a Single Family Residence. However, the property has been divided into a permitted duplex. The property is a one-story property located in Santa Ana and sits on a 5,222 sqft lot. The subject was originally built in 1950 and has been recently renovated. The property has a total of 1,470 sqft of living space. Unit 803 has two bedrooms and 2 bathrooms. The unit has new interior and exterior paint, new laminate flooring, an updated kitchen with a stainless steel range and hood. There is a full bathroom between the bedrooms, and a second full bath in the hall. The rear unit (Unit 805) has one bedroom and one bathroom. It also has new interior and exterior paint and new flooring throughout. The bathroom has a new fiberglass tub and wall enclosure. The one car garage is partially finished with drywall and what appears to be a partially built bathroom. Rent for Unit 803 is \$1,800 and \$1,450 for Unit 805. The property is located just west of the 55 fwy near restaurants and shopping.

This is a 69.22% CLTV based on the BPO value of \$770K. Loan structure features 6 months Guaranteed Interest and 3 months Prepaid Interest. Minimum investment for this Trust Deed is \$32,500 or 50.00%, yielding an 11.00% annualized return.

What we like about this Trust Deed opportunity:

1. Orange County location
2. \$3,250/month rental income
3. 6 months Guaranteed Interest
4. Recently renovated

Possible concerns:

1. Borrower needs 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: 11.00%
3. Minimum Raise Amount: \$65,000
4. Minimum Investment Amount: \$32,500
5. Loan amount (\$): \$65,000
6. Lien position: 2nd TD
7. Borrower Credit Score: 661.0
8. LTV/CLTV: 69.22%
9. Deal Type: Cash Out
10. Loan Term Length: 12

Photos



Front of Property Pic 2



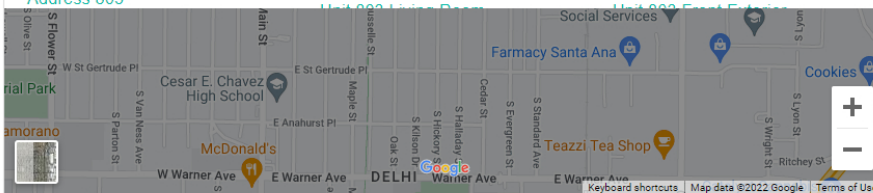
Front of Property Pic 1



Address 803



Address 805



Photos



Front of Property Pic 2



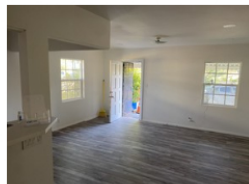
Front of Property Pic 1



Address 803



Address 805



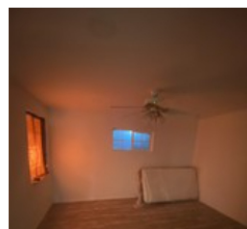
Unit 803 Living Room

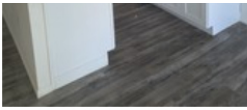


Unit 803 Front Exterior

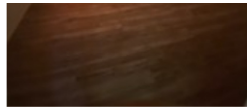


Unit 803 Bedroom 1

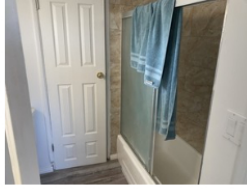




803 Kitchen



Unit 803 Bedroom 2



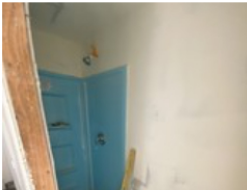
Unit 805 Bedroom



Unit 805 Bathroom



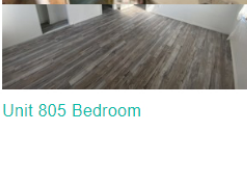
Unit 805 Garage



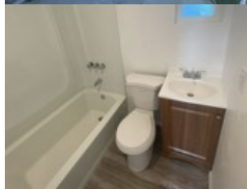
Unit 805 Bedroom



Unit 805 Patio



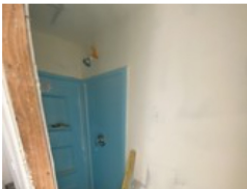
Unit 805 Bedroom



Unit 805 Bathroom



Unit 805 Garage



Unit 805 Shower in Garage



Unit 805 Garage Exterior



Unit 805 Patio

write your question here ...

Submit

Covering California

260 Newport Center Dr. Suite #403
Newport Beach, CA 92660

Contact Us

(949) 438-0591
info@crowdtrustdeed.com

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Documents

- [Sierra_-_BPO_-_770k_-_7-5-22.pdf \(pdf, 2306KB\)](#)
- [Sierra_-_Preliminary_Report.pdf \(pdf, 185KB\)](#)
- [Sierra_-_Value_-_Redfin__848_560.pdf \(pdf, 1662KB\)](#)

Investor Questions

Write your question here ...
[Street View](#)

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Investor Questions

Write your question here ...