

entitlement process include garnering support from Mayor Pro Tem, value engineering off-site construction with the nearby development of 1,500 homes (under construction), and completing construction drawings that will be given to the prospective buyer.

Crescent Cove, a soon to be entitled 108-unit apartment community, falls under Riverside County's "Special Multiple-Family Development Review" and is subject to an expedited, staff approval. The State of California has mandated an expedited timeframe for purely residential projects of this size to aid in the state's current housing crisis. Riverside County Supervisor Hewitt has expressed his support for this project in his district and believes it will be a great addition to the community. This intersection has been designated by the General Plan as the "Intensive Residential Growth District". Crescent Cove is expected to be fully approved and entitled in the next 90 days.

What we like about this 1st Trust Deed + Profit Split opportunity:

1. Riverside County location
2. Combined Debt and Equity Annual Yield of Est. 30%
3. 18.00% Annualized Fixed Return on the 1st Trust Deed
4. 10% of net profit upon sale estimated to be in the \$460k to \$500k range
5. 6 months Guaranteed Interest and 6 mos. prepaid int.
6. 50.00% LTV on \$7.6M As-Is Value and 45.13% Net LTV
7. 20.00% LTV on \$19M Value after Entitlements

Possible Concerns:

1. Borrower needs to close the Purchase by Aug. 3, 2022
2. Raw Land

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.

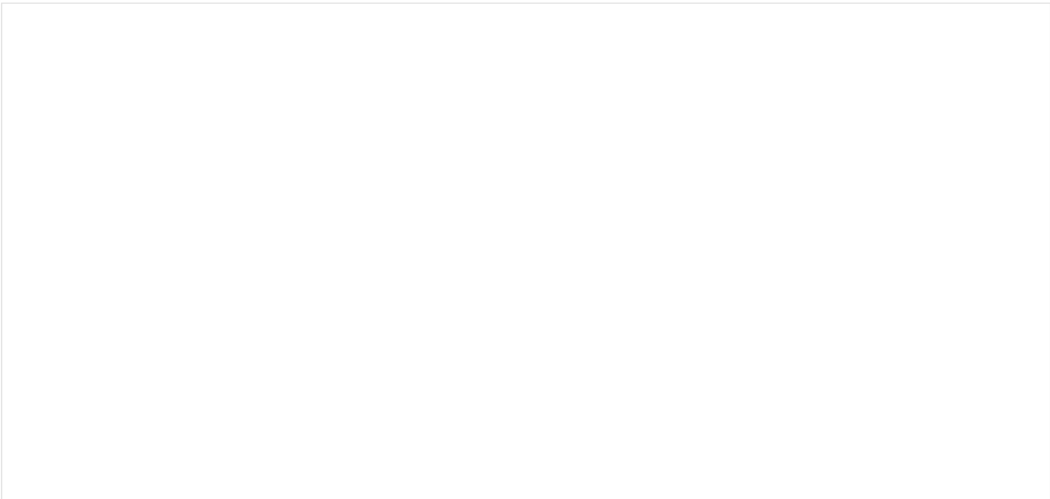


Mr. Sandy MacDougall CTD

Financial

1. Offering Type: Debt
2. Investor Yield: 18.00%
3. Minimum Raise Amount: \$3,800,000
4. Minimum Investment Amount: \$118,750
5. Loan amount (\$): \$3,800,000
6. Lien position: 1st TD
7. Borrower Credit Score: 759.0
8. LTV/CLTV: 50.0%
9. Deal Type: Purchase
10. Loan Term Length: 18
11. Property Condition: No Rehab
12. Lien Position: Blanket 1st TD
13. Loan Type: Business Purpose Purchase
14. Purchase Price: \$3,800,000
15. Appraised As Is Value: \$7,600,000
16. Entitled Land Value: \$19,000,000
17. Loan Amount: \$3,800,000
18. LTV on As-Is Appraised Value: 50.00%
19. Net LTV: 45.13%
20. LTV on Purchase Price: 99.58%
21. Fractional Interests (32): \$118,750 or 3.13%
22. Lender Rate on the 1st Trust Deed: 18.00%
23. Net Profit Upon Sale: 10.00% (estimated to be \$450k to \$500k at property sale)
24. Estimated Additional Yield from the Profit Share : Annual 12-15%
25. Combined Estimated Annual Yield: Est. 30% (18% Fixed + 12% Profit Split)
26. Monthly Payment to Lender: \$57,000.00

- 27. Amortization/Term: Interest Only / 18 Months
- 28. Gross Protective Equity over As-Is Appraised Value: \$3,800,000
- 29. Guaranteed Interest: 6 Months
- 30. Prepaid Interest: 6 Months
- 31. Borrower Credit: 759
- 32. Exit Strategy: Sale of Property



Photos



Front of Property General



Site Plan Crescent Cove



Community Pool Crescent Cove



Community Pool Cypress Sands



Front of Property Crescent Cove



Aerial View Crescent Cove



Site Plan Cypress Sands



Aerial View Cypress Sands



Aerial View 2 Cypress Sands





Front of Property

Documents

- [_3_800_000_1st_TD__17.00__50.00__LTV__Land_Purchase__18_Mos_Term__118_750_Min_Inv__Perris_and_Menifee__CA.pdf](#) (pdf, 15778KB)
- [Walters_-_Appraisal_Entitled_Land__7.9MM_-_Crescent_Cove.pdf](#) (pdf, 16651KB)
- [Walters_-_Appraisal_Entitled_Land_-_68MM_-_Cypress-Sands.pdf](#) (pdf, 17089KB)
- [Walters_-_Appraisal_As-Is__2_160_000_Crescent_Cove.pdf](#) (pdf, 6668KB)
- [Walters_-_Appraisal_As-Is__4.4MM_-_Cypress_Sands.pdf](#) (pdf, 8669KB)
- [Walters_-_Preliminary_Report_\(Cypress_Sands\).pdf](#) (pdf, 696KB)
- [Walters_-_Preliminary_Report_\(Crescent_Cove\).pdf](#) (pdf, 566KB)
- [BOV_Crescent_Cove.pdf](#) (pdf, 5419KB)
- [Walters_-_Site_Plan_-_Cypress_Sands.pdf](#) (pdf, 983KB)
- [Walters_-_Land-Portfolio-Loan-Request-EMAIL.pdf](#) (pdf, 11136KB)
- [IE-Fairbrook-SplashSht.pdf](#) (pdf, 3561KB)
- [Fairbrook-July-2022-Pipeline-EMAIL.pdf](#) (pdf, 18070KB)
- [1st_Deed_Profit_Participation.xlsx](#) (vnd openxmlformats officedocument spreadsheetml sheet, 14KB)

Investor Questions

1.



Charlie Mugler

Tuesday at 12:02pm

regarding the Perris and Menifee CA land, if this loan is to purchase these 2 lots which they secured in 2021 is the actual purchase price the 3.8 million or are they coming in with addition cash/loans and if that is actual purchase price how could it be valued at double that? Also if the entitlements for some reason fail to manifest what is their plan and methodway of paying off the loan, thanks

Reply



Sandy MacDougall

Tuesday at 3:16pm

Yes, this is a loan to purchase the two parcels. Purchase price is \$3.812 Mil. As Is Value per the Appraisals is \$7.6 Mil. Entitled land value is \$19 Mil. Prices of well located multi-family land has increased dramatically in the last 12 months in the inland empire. The borrower plans to sell the parcels. They are planning to get the Entitlements, however if they do not get the Entitlements the borrowers will sell the property closer to the As Is \$7.6 Mil value.

1.

Reply

Write your question here ...