

\$810,000 2nd TD @ 10.50%, Cash-Out, SFR, OO, 48 Mos. Term, 65.56% CLTV, \$40,500 Min. Inv., 9 Mos. Guar. Int., 12 Mos Prepaid Int., Newport Coast, CA

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Overview

767 credit score borrower and business owner is seeking a business purpose cash-out 2nd TD of this owner occupied SFR in Orange County. Proceeds from this loan will be invested into the borrower's interior design business.

Our subject property is a beautiful two-story SFR located in Newport Coast and sits on a 11,151 sqft lot. The subject was built in 2001 and has 3,435 sqft of living space with 8 total rooms - 5 bedrooms, 3.5 baths and 3-car attached garage. The home is located at the end of a cul-de-sac in a gated community in Newport Coast. There have been a number of upgrades to the property which include new cabinetry in the kitchen, closets and garage. New limestone flooring and carpets throughout, New AC units and water heater, and a new front gate. The subject property has one of the largest lots in the community with a pool, spa, and a large grassy area. The property is located just southwest of the 73 Toll Road, near schools, restaurants, shopping, recreation and medical facilities.

This is a 65.56% CLTV based on the BPO value of \$5.4M. The 1st Trust Deed is with Axos Bank at a loan amount of \$2.73 Mil at a 4.875% rate. This new 2nd Trust Deed Loan structure features 9 months Guaranteed Interest and 12 months Prepaid Interest. Minimum investment for this Trust Deed is \$40,500 or 5.00%, yielding an 10.50% annualized return. Exit strategy is a conventional refinance.

What we like about this Trust Deed opportunity:

1. 10.50% Annual Yield
2. Strong Credit Score
3. Orange County location
4. 9 months Guaranteed Interest
5. CLTV: 65.56%
6. Net CLTV: 63.83%

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

Pledged 75%



Pledge Today

Following

Loan amount (\$)	\$810,000
Estimated Closing Date	Aug 02, 2022
Investor Yield	10.50%
Min. Investment	\$40,500

Investors

Name	Amount
Someone	\$40,500
Someone	\$202,500
Someone	\$40,500
Someone	\$81,000
Someone	\$40,500
Someone	\$40,500
Someone	\$81,000
Someone	\$40,500
Someone	\$40,500

Contact Sponsors



Sandy MacDougall
CTD

- Send Message
- Email Sandy
- (949) 632-6145

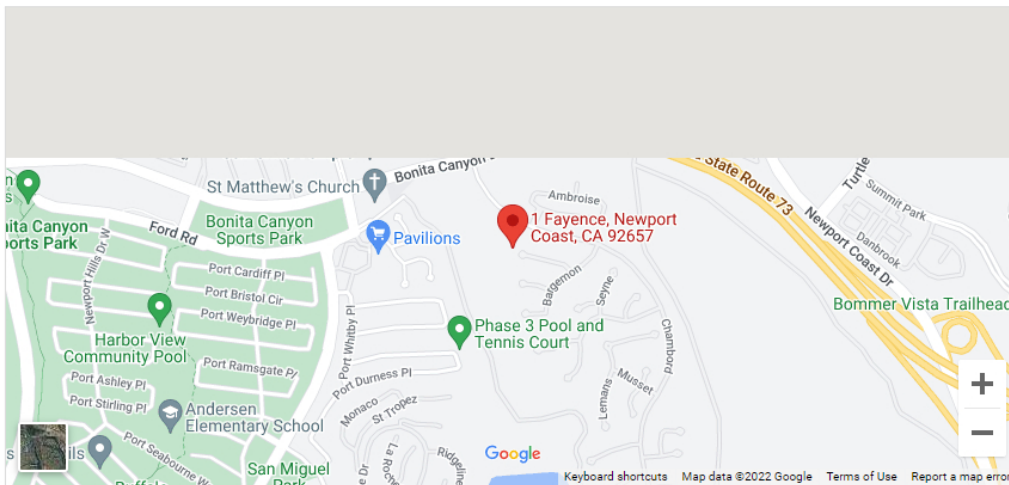
fractional high yield Trust Deed Investments throughout California. Investors looking to diversify their investment portfolio can achieve 8% - 12% current income returns through these real estate secured investments.



Mr. Sandy MacDougall CTD

Financial

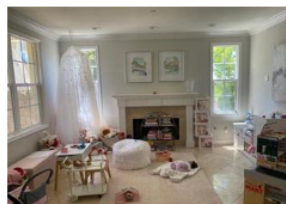
1. Offering Type: Debt
2. Investor Yield: 10.50%
3. Minimum Raise Amount: \$810,000
4. Minimum Investment Amount: \$40,500
5. Loan amount (\$): \$810,000
6. Lien position: 2nd TD
7. Borrower Credit Score: 767.0
8. LTV/CLTV: 65.56%
9. Deal Type: Cash Out
10. Loan Term Length: 48
11. Property Condition: No Rehab
12. Lien Position: 2nd TD
13. Loan Type: Business Purpose Cash-Out Refi
14. Broker Price Opinion Valuation: \$5,400,000
15. New 2nd Trust Deed Loan Amount: \$810,000
16. Existing 1st TD Loan: \$2,730,000
17. Combined Loan Amount: \$3,540,000
18. CLTV on BPO Value: 65.56%
19. Net CLTV on BPO Value: 63.83%
20. Fractional Interests (20): \$40,500 or 5%
21. Lender Rate: 10.50%
22. Monthly Payment to Lender: \$6,750.00
23. Amortization/Term: Interest Only / 48 Months
24. Gross Protective Equity over BPO Value: \$1,860,000
25. Guaranteed Interest: 9 Months
26. Prepaid Interest: 12 Months
27. Borrower Credit: 767
28. Exit Strategy: Conventional Refinance



Photos



Front View



Living Room



Kitchen



Family Room



Bedroom Downstairs



Half Bath Main Level



Half Bath Sink



Bedroom 1



Bedroom 2



Jack Jill Bath



Jack Jill Shower



Jack Jill Bath Pic 2



Deck Off Master



Back Upper Deck



Balcony View



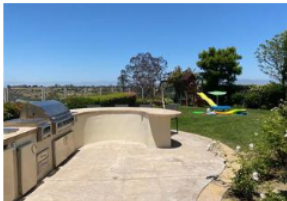
Back of Home



Side of Home



Side Entrance



BBQ Lawn Area



BBQ Area



Pool and Spa



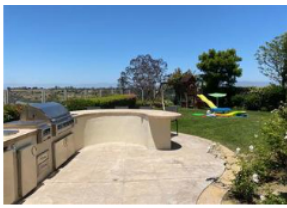
Back of Home



Side of Home



Side Entrance



BBQ Lawn Area



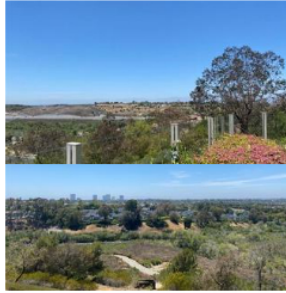
BBQ Area



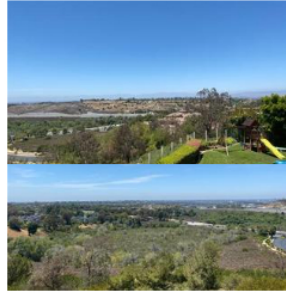
Pool and Spa



New Gate Courtyard



Pano View



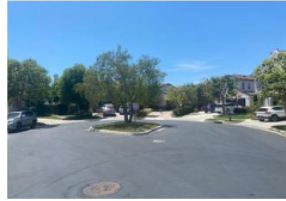
Pano View Pic 1



Street View Pic 2



Street View



Cul De Sac



Address



Street View Pic 2



Street View



Cul De Sac



Address

Documents


[Elezaby_-_BPO_-_5.4_Mil_-_Newport_Coast_CA_-_7-6-22.pdf](#) (pdf, 3236KB)

[Elezaby_-_Appraisal_-_5.5_Mil..pdf](#) (pdf, 2731KB)

[Elezaby_-_Preliminary_Report.pdf](#) (pdf, 350KB)

[Elezaby_-_Value_-_Redfin__4.239MM.pdf](#) (pdf, 1441KB)

[Elezaby_-_Value_-_Zillow__4.230MM.pdf](#) (pdf, 93KB)

 Investor Questions

Write your question here ...