

Updated 7-19-22: \$975,000 2nd TD @ 11.00%, Cash-Out, SFR, OO, 36 Mos. Term, 64.91% CLTV, 64.03% Net CLTV, \$48,750 Min. Inv., 6 Mos. Guar. Int., 3 Mos Prepaid Int., Rancho Mirage, CA

20 Rockcrest Drive Rancho Mirage CA 92270 United States



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Overview

Business owner and real estate investor is seeking a cash-out 2nd TD of this owner occupied SFR in Riverside County. Proceeds from this loan will be invested into the borrower's investment business to pay for a build-out at their new office and build an online presence. Borrower entered into a Lease with Option to Buy Agreement in 2020 and exercised the option to buy this property at the \$2.1 Mil. price in Mar. 2022. House is now worth \$3.4 Mil according to the Appraisal and BPO.

Our subject property is a beautiful single-story SFR located in Rancho Mirage and sits on a 22,651 sq. ft. lot. The subject was built in 2009 and has 5,725 sq. ft. of living space with 6 total rooms - 4 bedrooms, 4.5 baths and 4-car attached garage. The home is in an incredible location with gorgeous views of the mountains from the backyard and well as partial city view from the front. The property is located near the Ritz-Carlton Rancho Mirage just south of the CA-111, near restaurants and shopping.

This is a 64.91% CLTV based on the BPO value of \$3.4M. Loan structure features 6 months Guaranteed Interest and 3 months Prepaid Interest. Minimum investment for this Trust Deed is \$48,750 or 5.00%, yielding an 11.00% annualized return. The First TD is at 5.5% and has a balance of \$1.232 Mil. Exit is a conventional refinance of both loans.

What we like about this Trust Deed opportunity:

1. Previous successful MVI borrower
2. Riverside County location

3. 6 months Guaranteed Interest
4. CLTV: 64.91%
5. Net CLTV: 64.03%

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: \$975,000
4. Minimum Investment Amount: \$48,750
5. Loan amount (\$): \$975,000
6. Lien position: 2nd TD
7. Borrower Credit Score: 696.0
8. LTV/CLTV: 64.91%
9. Deal Type: Cash Out
10. Loan Term Length: 36
11. Property Condition: No Rehab
12. Lien Position: 2nd TD
13. Loan Type: Business Purpose Cash-Out
14. Property Value: \$3,400,000
15. Existing 1st TD Loan: \$1,232,000
16. New 2nd Position Loan Amount: \$975,000
17. Combined Loan Amount: \$2,207,000
18. CLTV on BPO Value: 64.91%
19. Net CLTV on BPO Value: 64.03%
20. Fractional Interests (20): \$48,750 or 5%
21. Lender Rate: 11.00%
22. Monthly Payment to Lender: \$8,937.50
23. Amortization/Term: Interest Only / 36 Months
24. Gross Protective Equity over BPO Value: \$1,193,000
25. Guaranteed Interest: 6 Months

- 26. Prepaid Interest: 3 Months
- 27. Borrower Credit: 696
- 28. Exit Strategy: Conventional Refinance



Photos



Front of Property



Entry



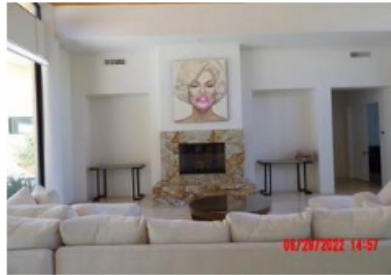
Backyard



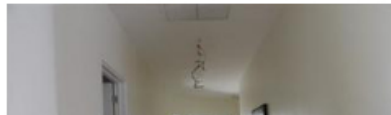
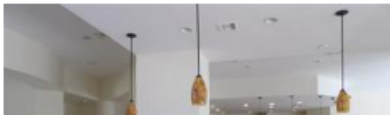
Backyard Pic 2



Entry Interior



Living Room

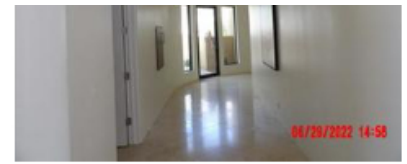




Dining Room



Wet Bar



Hallway



Family Room



Bedroom 1



Bedroom 2



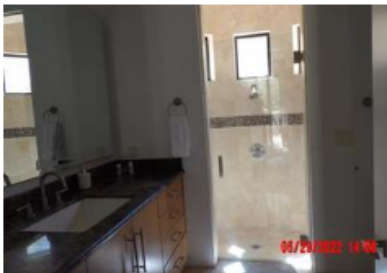
Bedroom 3



Master Bedroom



Master Bedroom Pic 2



Bathroom



Bathroom 2



Bathroom 3



Master Bathroom Pic 2



Half Bath



Laundry Room





Covered Patio Area



Pool Spa



Garage



Left Side Angle



Address



Street View 1

Documents

[Juarez_-_Value_Zillow__2_242_500.pdf](#) (pdf, 131KB)

[Juarez_-_Value_Redfin__2_907_787.pdf](#) (pdf, 6294KB)

[Juarez_-_BPO_-_3.4_mil_7-6-2022.pdf](#) (pdf, 2707KB)

[Juarez_-_Preliminary_Report.pdf](#) (pdf, 195KB)

Investor Questions