

\$234,750 2nd TD @ 10.50%, OO, ADU, Cash-Out, 65.00% ARV CLTV, 60.45% Net ARV CLTV, \$206,000 Funds Control, 24 Mos. Term, 7 Mos. Guar. Int., 7 Mos. Prepaid Int., \$46,950 Min Investment, Palmdale, CA

39999 Penina Way Palmdale CA 93551



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## Overview

791 and 791 FICO borrowers are seeking a business purpose cash-out 2nd TD which will be used to build an ADU in the back of the property. The current 1st TD is conventional 30 year fixed with Wells Fargo, has a \$178,000 balance, a 3.25% rate, and is in good standing.

The subject property is a traditional 2,149 SF home that sits on a huge 19,272 SF lot. It consists of 9 total rooms including 4 bedrooms, 3 bathrooms, a covered back patio and an attached 2-car garage. In the back of the property is also a detached 1,131 SF 3-car garage that is used to house the borrower's toys and classic car. The new ADU will be built in the back corner of the property. The driveway will be extended so vehicles can drive straight to the ADU. Once completed, the ADU will be 730 SF with an attached 188 SF covered patio porch. Inside, it will have 2 bedrooms, 1 bathroom, a kitchen and a living room. The plan is to rent the ADU out immediately upon completion. The entire property sits in a nice suburban area of Palmdale that is situated near restaurants, schools, shopping medical facilities and golf courses. The exit strategy from our loan is a conventional refinance once construction is complete. The general contractor is confident the ADU will be completed in ~7 months.

This is a 65.00% CLTV, 60.45% Net CLTV on the recently appraised After-Repair-Value of \$635,000. Loan structure features 7 months' guaranteed interest, 7 months of prepaid interest, \$206,000 in funds control, and a 10.50% annualized return. Minimum investment is \$46,950 or 20%.

What we like about this Trust Deed opportunity:

1. 791 FICO Co-Borrowers
2. 65.00% CLTV and 60.45% Net CLTV
3. 10.50% annualized return

4. 7 months Guaranteed Interest
5. 7 months Prepaid Interest
6. \$206,000 Funds Control

Possible concerns:

1. Borrower wants 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**



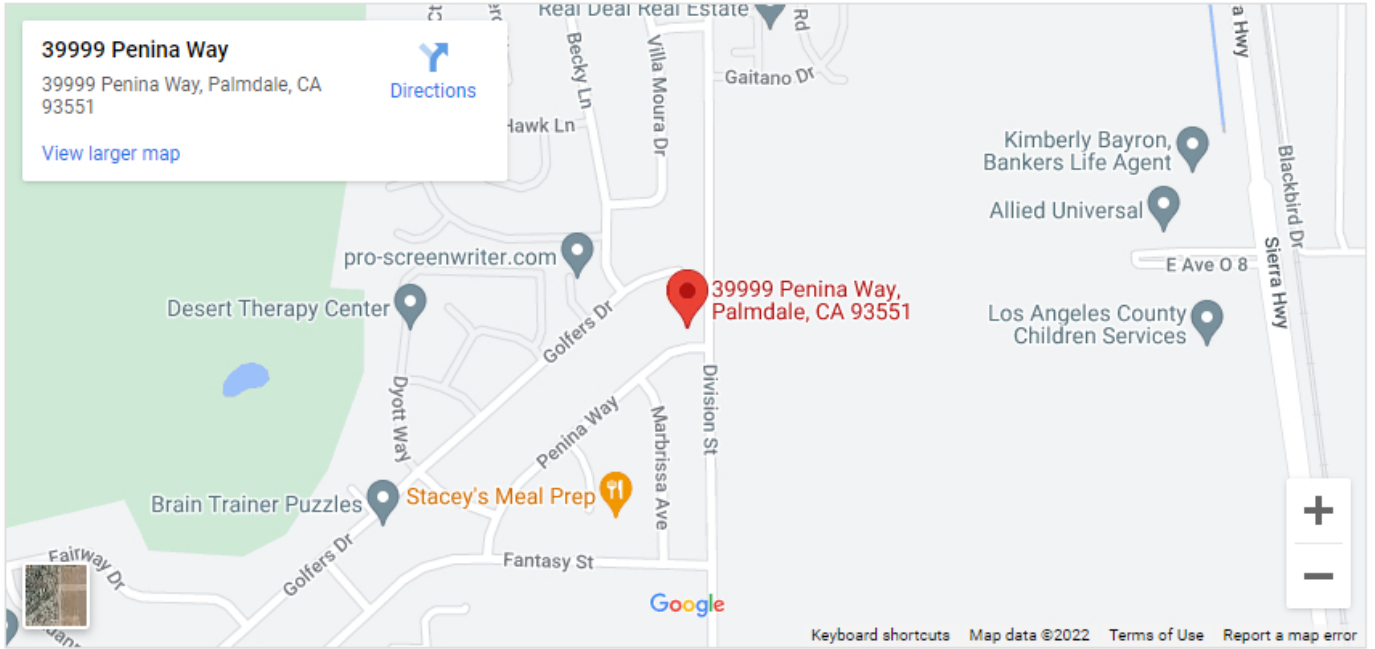
**Mr. Michael Veal**

## Financial

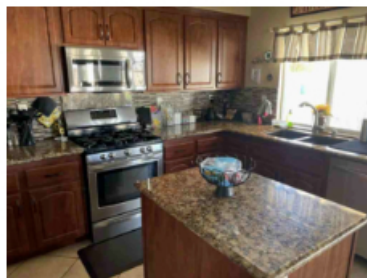
1. Offering Type : debt
2. Investor Yield: 10.50%
3. Minimum Raise Amount: \$234,750
4. Minimum Investment Amount: \$46,950
5. Loan amount (\$): \$234,750
6. Lien position: 2 TD
7. Borrower Credit Score: 791.0
8. LTV/CLTV: 65.0%
9. Deal Type: ADU Construction
10. Loan Term Length: 24
11. Property Condition: Ground Up Construction
12. Lien Position: 2nd TD
13. Loan Type: Business Purpose Cash-Out for ADU Construction
14. Loan Amount: \$234,750
15. Existing 1st TD Loan: \$178,000
16. Combined Loan Amount: \$412,750
17. CLTV on ARV Value: 65.00%
18. Net CLTV on After Repair Value (ARV): 60.45%
19. Fractional Interests (5): \$46,950 or 20%
20. Lender Rate: 10.50%
21. Monthly Payment to Lender: \$2,054.06
22. Amortization/Term: Interest Only / 24 Months
23. Gross Protective Equity over BPO Value: \$222,250
24. Guaranteed Interest: 7 Months
25. Prepaid Interest: 7 Months
26. Funds Control: \$206,000

27. Borrower Credit: 791 and 791

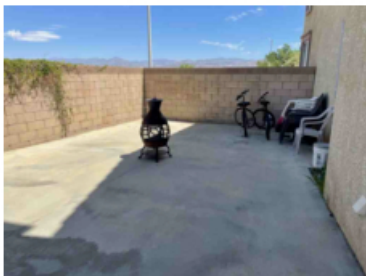
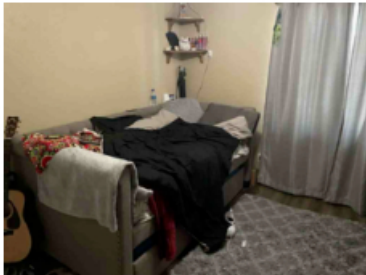
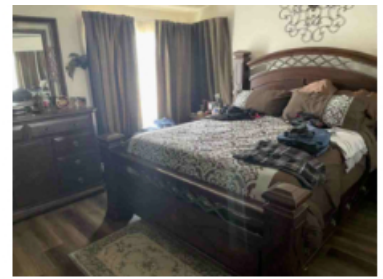
28. Exit Strategy: Conventional Refinance



## Photos









## Documents

[Davis\\_-\\_Appraisal\\_ARV\\_\\_635k\\_07.11.2022.pdf](#) ( application/pdf, 4675230KB)

[Davis\\_-\\_Preliminary\\_Report.pdf](#) ( application/pdf, 301465KB)

[Davis\\_-\\_Property\\_Profile.pdf](#) ( application/pdf, 1004085KB)

[Davis\\_-\\_Value\\_-\\_Redfin\\_\\_652K.pdf](#) ( application/pdf, 5413601KB)

[Davis\\_-\\_Value\\_-\\_Zillow\\_\\_597K.pdf](#) ( application/pdf, 42570087KB)

## Investor Questions

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