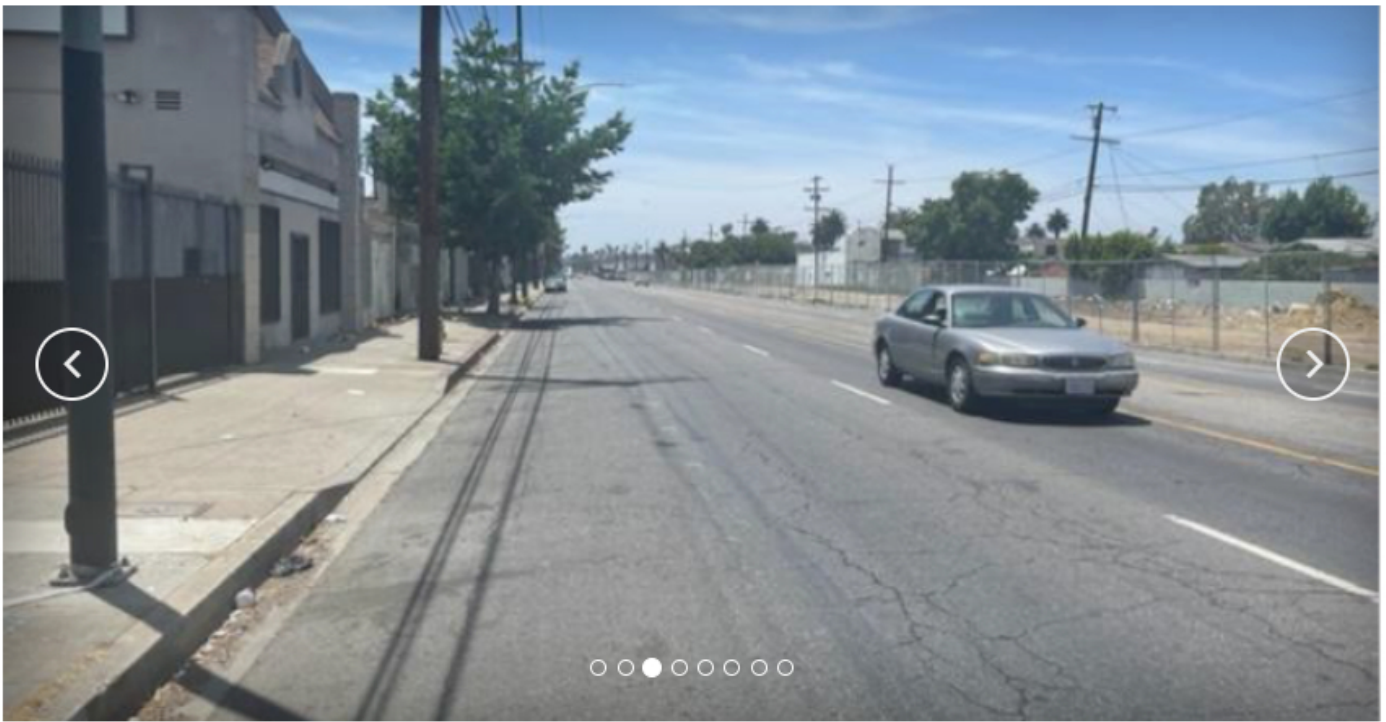


Updated 7-19-22: \$575,000 1st TD @ 11.00%, 52.75% LTV, 51.10% Net LTV, Comm. Bldg., Cash-O, 24 Mos. Term, 6 Mos. Guar Int, 3 Mos Prep. Int, \$57,500 Min Inv, Los Angeles, CA

1420 W. Slauson Avenue Los Angeles CA 90047 United States



[Overview](#) [Management](#) [Financial](#) [Property](#) [Map](#) [Photos](#) [Documents](#) [Questions](#)

Overview

Business owner and real estate investor is seeking a new business purpose cash-out 1st TD on this non-owner occupied commercial property in Los Angeles. Funds from our loan will be used to 1) payoff the existing first mortgage and 2) to complete the improvements to the property. The Borrower is a General Contractor has already invested \$112,372 into the improvements. The remaining work is estimated to cost \$48,300 and will be held in a funds control account and will primarily pay for the labor and the Borrower has already purchased the majority of the materials.

The subject property is 4,200 SF mixed used Class D commercial property, originally built in 1956, sitting on a 5,400 SF lot. The subject property includes a proposed mixed-use commercial/residential property that offers an existing structure that is under renovation. Once completed, the ground floor commercial space will consist of 3 units that will each offer 700 sf and their own restroom (potential market rent for each unit is \$1,050). The second-floor residential space will consist of one, 2-bedroom/2-bathroom unit that will offer 1,350 square feet (potential market rent \$2,850) and one, 1-bedroom/1-bathroom unit that will offer 750 square feet (potential market rent \$1,540). The property is located in the central portion of Los Angeles just west of the 110 Harbor Fwy and south of the 10 Fwy, close to shopping and restaurants. Exit strategy from our loan is a conventional refinance. The Substandard Condition and associated Lien will be repaired with the \$50k Funds Control Funds.

This loan is 52.75% LTV and 51.10% Net LTV on the Appraised As-Is value of \$1,090,000. The After Repair Value is \$1.22 Mil. Loan structure features 6 months' guaranteed interest, 3 months' prepaid interest and 11.00% annualized return. Minimum investment is \$57,500 or 10%.

What we like about this Trust Deed opportunity:

1. Commercial Warehouse Property
2. 11.00% Annualized Return
3. 6 months Guaranteed Interest
4. 3 months Prepaid Interest
5. Estimated Rental Gross Income of \$7,540/month
6. \$62,262 Net Operating Income
7. \$50k Funds Control to finish construction and repair substandard issue
8. 47.05% LTV on After Repair Value

Possible concerns:

1. Credit

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: \$575,000
4. Minimum Investment Amount: \$57,500
5. Loan amount (\$): \$575,000
6. Lien position: 1st TD
7. Borrower Credit Score: 584.0
8. LTV/CLTV: 50.46%
9. Deal Type: Cash Out
10. Loan Term Length: 24
11. Property Condition: Minor Rehab
12. Lien Position: 1st TD
13. Loan Type: Business Purpose Cash-Out Refi
14. As Is Value: \$1,090,000
15. After Repair Value: \$1,222,000
16. Loan Amount: \$575,000
17. LTV on Appraised As Is Value: 52.75%
18. Net LTV on Appraised As Is Value: 51.10%
19. LTV on ARV : 47.05%

- 20. Fractional Interests (10): \$57,500 or 10.00%
- 21. Lender Rate: 11.00%
- 22. Monthly Payment to Lender: \$5,270.83
- 23. Amortization/Term: Interest Only / 24 Mos
- 24. Gross Protective Equity over Appraised ARV Value: \$647,000
- 25. Guaranteed Interest: 6 Months
- 26. Prepaid Interest: 3 months
- 27. Borrower Credit: 584
- 28. Exit Strategy: Conventional Refinance
- 29. Estimated Monthly Gross Rent: \$7,540/mo.
- 30. Cap Rate on ARV Value: 5.10%
- 31. NOI: \$62,262/yr.



Photos



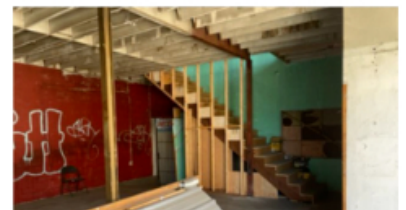
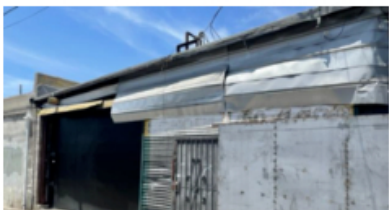
Ezra Front of Property



Interior View Pic 4



Street View





Exterior of Property Pic 2



Interior View Pic 2



Interior View Pic 3



Interior View Pic 1



Exterior of Property Pic 3

Documents

[Ezra_-_Appraisal_-_1.22_Mil_-_6-15-22_-_1420-1424_W_Slauson_Ave_Los_Angeles_CA.pdf](#) (pdf, 2101KB)

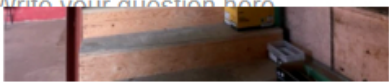
[Ezra_-_Preliminary_Report.pdf](#) (pdf, 309KB)

[Ezra_-_Handwritten_Loan_Purpose_Letter.pdf](#) (pdf, 316KB)

[Ezra_-_EnviroPreScreen_Report_\(1\)_-_Low_Risk.pdf](#) (pdf, 2123KB)

Investor Questions

Write your question here



Interior View Pic 1



Exterior of Property Pic 3