

**\$780,000 1st TD @ 15.00%, 30.00% LTV, OO, Purchase, Commercial - AG, 24 Mos. Term, 6 Mos. Guar., \$61,500 Min. Inv., Willow Creek, Humboldt County, CA 95573**

2910 & 2920 USFS Route 4N32 Willow Creek CA 95573 United States



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## Overview

20 years + business owner/operator borrower is seeking a 1<sup>st</sup> Trust Deed to purchase this commercial – agricultural subject property in Willows Creek, Humboldt County, CA. In addition to our 1st Trust Deed purchase loan, borrower is bringing \$260,000 (10.50% PP down) "skin in the game" and seller is carrying a 2nd Trust Deed of \$1,110,000 behind our 1st Trust Deed loan.

The subject property consists of 4 commercial buildings comprised of 6,500 gross SF on a 326.50 acres lot. The subject has multiple 1000 & 2000 gallon diesel storage tanks for the subjects multiple generators for off-grid farming. The subject has multiple water storage tanks and 5 separate water well pumps for irrigation of the subject's extensive land. The subject property also features twelve greenhouses with full electric and water service in place for existing grows. Subject property zoned for multiple Commercial + AG uses. The subject property is less than an hour east of Humboldt Bay, the city of Eureka and 270 miles north of San Francisco. Subject property is surrounded by similar commercial - AG properties.

The subject is currently used for cannabis cultivation. Borrower is a 20 year + experienced grower/operator who will continue same "turn-key" and profitable cannabis brand and operations "High Spirits" from present owner. The subject property is being appraised "As-Is", no cannabis value attached to this appraisal.

This loan is a 30.00% LTV on recent appraised value of \$2,600,000. This loan is based on 55% LTV of subject property's \$1,430,000 commercial value and 30.00% LTV on subject property's \$780,000 land value. Loan structure features 6 months' guaranteed interest and 15.00% annualized investor return. Minimum investment is \$39,000.

What we like about this Trust Deed opportunity:

1. 20 years + experienced owner/operator

2. 15.00% Investor Yield
3. 30.00% LTV on Appraised Value
4. 30.00% LTV on Purchase Price
5. 6 months guaranteed interest
6. Legally permitted/licensed cannabis business
7. Subject property zoned for multiple Commercial + AG uses + Residential

Possible concerns:

1. Cannabis prices may fluctuate

## 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**



**Ms. Nicole Smith**

## Financial

1. Offering Type: Debt
2. Investor Yield: 15.00%
3. Minimum Raise Amount: \$780,000.00
4. Minimum Investment Amount: \$39,000
5. Loan amount (\$): \$780,000.00
6. Lien position: 1st TD
7. Borrower Credit Score: 612.0
8. LTV/CLTV: 30.00%
9. Deal Type: Purchase
10. Loan Term Length: 24
11. Property Condition: No Rehab
12. Lien Position: 1st TD
13. Loan Type: Purchase
14. Purchase Price: \$2,500,000
15. Appraised Value: \$2,600,000
16. Loan Amount: \$780,000.00
17. LTV on Purchase Price: 30.00%
18. LTV on Appraised Value : 30.00%
19. Fractional Interests (20): \$39,000
20. Lender Rate: 15.00%
21. Monthly Payment to Lender: \$10,725.00
22. Amortization/Term: Interest Only / 24 Months
23. Gross Protective Equity Appraised Value: \$1,820,000
24. Guaranteed Interest: 6 Months

25. Borrower Credit: 612
26. Exit Strategy: Refinance, Sale or Business Proceeds

## Property

1. Property Type: Commercial-AG
2. Appraised Value: \$2,500,000
3. Commercial SF: 5,464 SF
4. Lot Sizes: 156.0 acres (or 6,795,360 SF) and 170.5 acres (or 7,426,980 SF)
5. Stories: 1 Story Commercial and 2 Story
6. Price per SF: \$400.00 SF
7. Year Built: 2014
8. Occupancy: Owner Occupied
9. County: Humboldt
10. Zoning: (TPZ/AE-B-5) – Agriculture Land Zoning District
11. Environmental: Low Risk - No Further Action Required
12. APN: 315-291-001-000 and 315-082-007-000
13. Est. Closing Date: 06/22/22

See description above.

## Photos



building 2



building 1



building 3



building 4



generator



interior 4



interior 2



kitchen work



bathroom



water storage



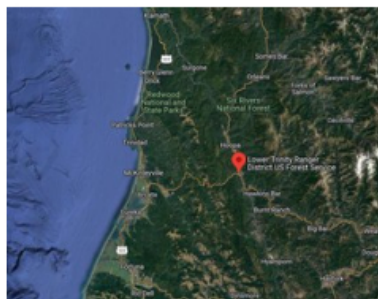
frontview



entrance



streetview



aerial map



google map

## Documents



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Lopez\_-\_2.6M\_Value\_2910\_\_2920\_FSR\_4N32\_Appraisal\_Report.pdf (pdf, 8549KB)



Lopez\_-\_Preliminary\_Report\_-\_HS1.pdf (pdf, 335KB)



Lopez\_-\_Property\_Profile\_(315-082-007).pdf (pdf, 897KB)



Lopez\_-\_Property\_Profile\_(2910).pdf (pdf, 346KB)

## Investor Questions

1.



**Mayumi Bowers**

Purchase Price is \$1.5MM. Appraised Value is \$2.6MM.

7 hours ago

Reply

2.



**Jason Moore**

What is the actual purchase price? Same as appraised value?

7 hours ago

Reply

1.



**Mayumi Bowers**

Correction, Purchase Price is \$2.5MM

7 hours ago

Reply

Write your question here ...