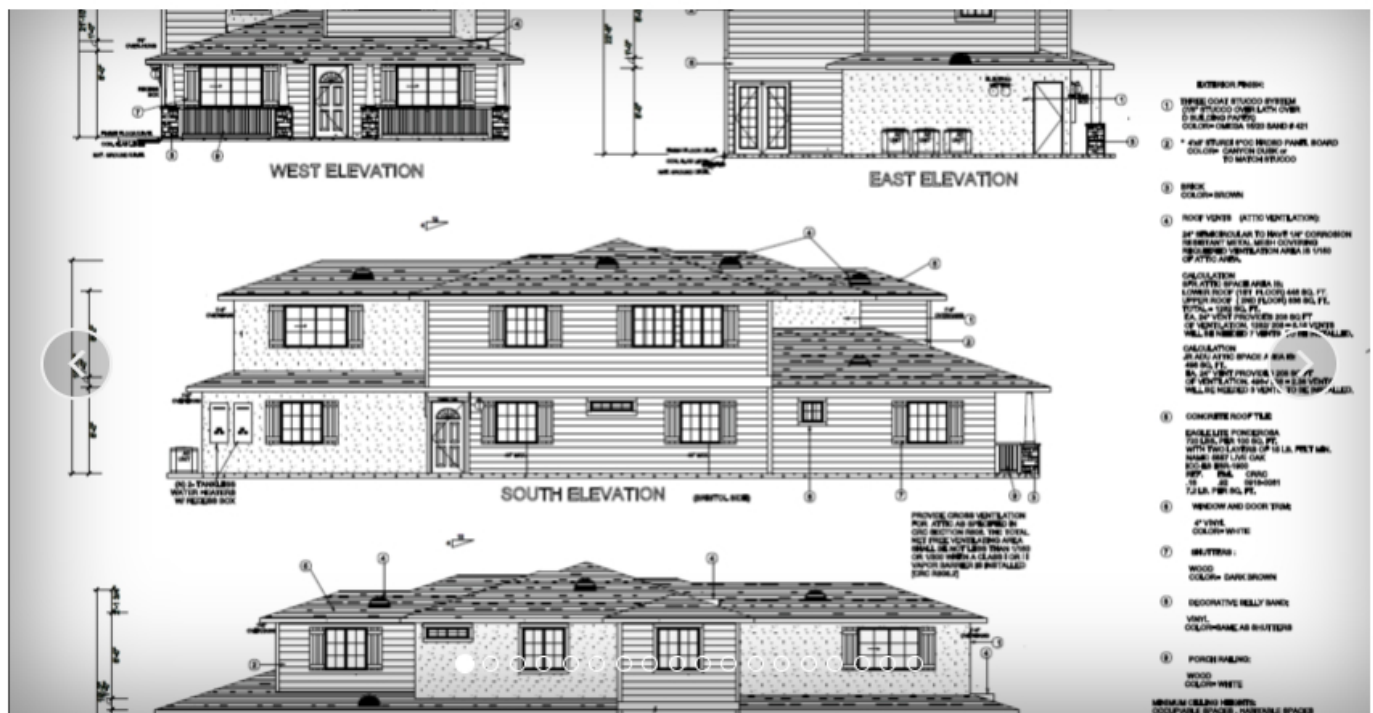


\$825,000 1st TD @ 9.50%, 45.21% LTV on ARV, 12.58% Net LTV on ARV, NOO, SFR, CO, 24 Mos Term, \$550,000 Funds Control, 6 Mos. Guar Int, 6 Mos Prepaid Int, \$41,250 min inv, Santa Ana, CA 92706

1423 Mar Les Drive Santa Ana CA 92706



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

Overview

Successful Mortgage Vintage Borrower, developer, and real estate investor and his partner are seeking a new business purpose 1st TD construction loan on this free and clear, permitted and entitled parcel in Santa Ana, CA . This funds controlled construction loan will allow the experienced and well known Developer to build a non-owner occupied investment property in a well located unincorporated area of Santa Ana, CA. Funds from our loan will be used to construct a single family residence with a junior ADU and and ADU that will rent for approximately \$11.5k/mo.

The proposed subject property will be a total of 3,726 SF on an 11,382 SF lot. The proposed home will consist of a 2,433 sf SFR which will have 5 bdrms/4 ba, kitchen, dining rm, living rm, and family rm. There will be a 2-car attached garage. The junior ADU will be 496 sf and will consist of 1 bdrm/1 ba, living/dining room combo and kitchen. The ADU will be 796.5 sf and will consist of 2 bdrm/1 ba, living rm, dining rm, and kitchen. In addition to the 2-car garage, there will also be a 1 car garage and additional spaces outside for multiple vehicles. The property is just south of the 22 fwy and is centrally located near schools, entertainment, restaurants, shopping, parks and medical facilities. Exit strategy is to sale the property. The Borrower reports that they already have two prospective buyers.

This loan is 45.21% LTV on ARV value of \$1,825,000. Loan structure features 6 months' guaranteed interest, 6 months' prepaid interest, \$550,000 Funds Control on a Total Construction Cost of \$763k. Borrower will be using some of the loan proceeds to begin the grading immediately. This loan provides a 9.50% annualized return. Minimum investment is \$41,250 or 5%. As Is Value of the land is \$1.06 Mil.

What we like about this Trust Deed opportunity:

1. Successful MVI Borrower

2. Orange County Location
3. 9.50% Annualized Return
4. 6 months Guaranteed Interest
5. 6 months Prepaid Interest
6. \$550,000 funds control
7. 717 and 707 FICO

Possible concerns:

1. Construction loan
2. Borrower needs to close quickly

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.

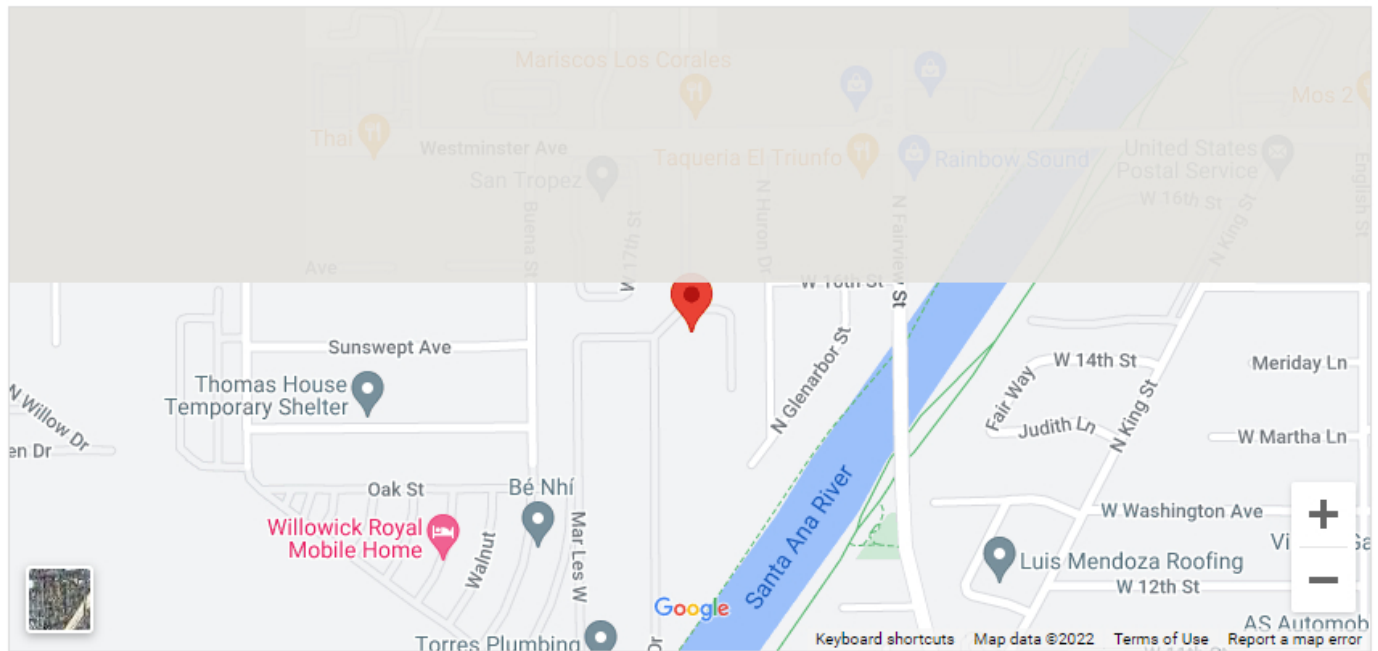


Mr. Sandy MacDougall CTD

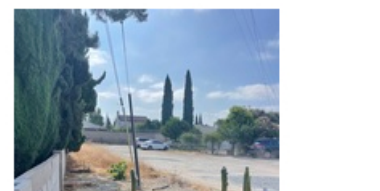
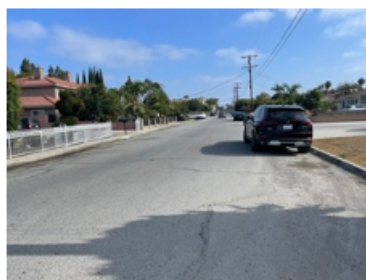
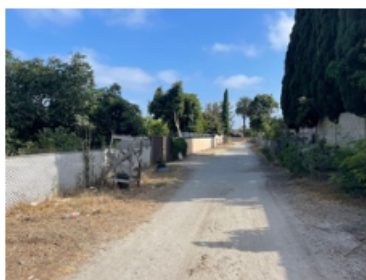
Financial

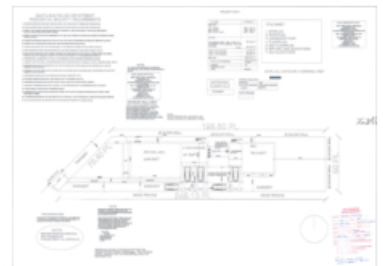
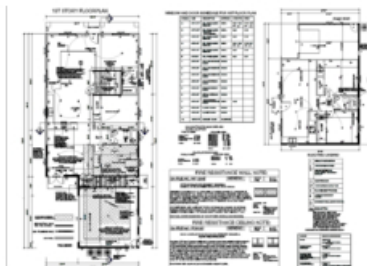
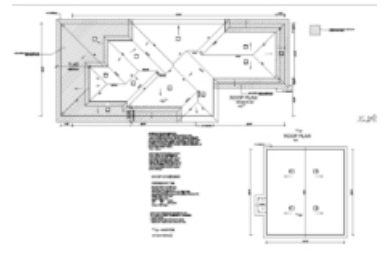
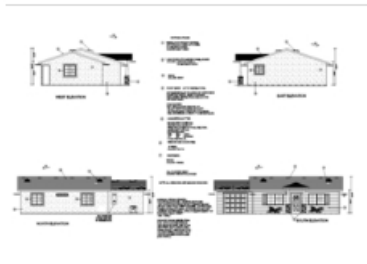
1. Offering Type : debt
2. Investor Yield: 9.50%
3. Minimum Raise Amount: \$825,000
4. Minimum Investment Amount: \$41,250
5. Loan amount (\$): \$825,000
6. Lien position: 1 TD
7. Borrower Credit Score: 707.0
8. LTV/CLTV: 43.42%
9. Deal Type: Construction
10. Loan Term Length: 24
11. Property Condition: Ground Up Construction
12. Lien Position: 1st TD
13. Loan Type: Ground Up Construction
14. After Repair Value: \$1,825,000
15. Land As Is Value : \$1,060,000
16. Loan Amount: \$825,000
17. LTV on ARV Appraised Value: 45.21%
18. Net LTV on ARV Appraised Value: 12.58%
19. Funds Control: \$550,000
20. Fractional Interests (20): \$41,250 or 5.00%
21. Lender Rate: 9.50%
22. Monthly Payment to Lender: \$6,531.25

- 23. Amortization/Term: Interest Only / 24 Mos
- 24. Gross Protective Equity over Appraised Value: \$1,075,000
- 25. Guaranteed Interest: 6 Months
- 26. Prepaid Interest: 6 months
- 27. Borrower Credit: 717 & 707
- 28. Exit Strategy: Sale of Property




Photos






Documents

 Delgado_-_Appraisal_-_ARV__1.825_Mil_-_7-26-22.pdf (application/pdf, 2887256KB)

 Delgado_-_BLUE_PRINTS_Stamped.pdf (application/pdf, 7202440KB)

 Delgado_-_Preliminary_Report.pdf (application/pdf, 468248KB)

 Delgado_-_Property_Profile.pdf (application/pdf, 363811KB)

 Investor Questions

Load More

Write your question here ...

