

\$104,000 2nd TD @ 11.00%, Cash-Out, SFR, OO, 24 Mos. Term, 65.00% CLTV, 64.47% Net CLTV, \$52,000 Min. Inv., 6 Mos. Guar. Int., 3 Mos Prep Int., Rialto

1111 N. Yucca Avenue Rialto CA 92376



Pledged 50%



Pledge Today

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Loan amount (\$)	\$104,000
Estimated Closing Date	Aug 23, 2022
Investor Yield	11.00%
Min. Investment	\$52,000

Investors

Name	Amount
Someone	\$52,000

Contact Sponsors



Sandy MacDougall CTD

- Send Message
- Email Sandy
- (949) 632-6145

- Overview
- Management
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Overview

Business owner is seeking a cash-out 2nd TD of this owner occupied SFR in San Bernardino County. Proceeds from this loan will be invested into borrower's new business.

The subject property is a beautiful two-story SFR located in Rialto and sits on a 4,000 sqft lot. The subject property was built in 2008 and has 2,672 sqft of living space with 7 total rooms - 4 bedrooms, 3 baths and 2-car attached garage. The home is located in a gated community close to schools, shopping, and the freeway.

This is a 65.00% CLTV based on the Broker Price Opinion (BPO) value of \$615K. Loan structure features 6 months Guaranteed Interest and 3 months Prepaid Interest. Minimum investment for this Trust Deed is \$52,000 or 50.00%, yielding a 11.00% annualized return. The First TD has a principal balance of \$296k and is at 4.50% with Pennymac

What we like about this Trust Deed opportunity:

- San Bernardino County location
- 6 months Guaranteed Interest
- CLTV: 65.00%
- Net CLTV: 64.47%

Possible concerns:

- 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.



Financial

1. Offering Type : debt
2. Investor Yield: 11.00%
3. Minimum Raise Amount: \$104,000
4. Minimum Investment Amount: \$52,000
5. Loan amount (\$): \$104,000
6. Lien position: 2 TD
7. Borrower Credit Score: 609.0
8. LTV/CLTV: 65.0%
9. Deal Type: Cash-Out Refinance
10. Loan Term Length: 24
11. Property Condition: No Rehab
12. Lien Position: 2nd TD
13. Loan Type: Business Purpose Cash-Out Refi
14. Loan Amount: \$104,000
15. Existing 1st TD Loan: \$295,700
16. Combined Loan Amount: \$399,700
17. CLTV on BPO Value: 65.00%
18. Net CLTV on BPO Value: 64.47%
19. Fractional Interests (2): \$52,000 or 50%
20. Lender Rate: 11.00%
21. Monthly Payment to Lender: \$910.00
22. Amortization/Term: Interest Only / 24 Months
23. Gross Protective Equity over BPO Value: \$615,000
24. Guaranteed Interest: 6 Months
25. Prepaid Interest: 3 Months
26. Borrower Credit: 609 and 537
27. Exit Strategy: Conventional Refinance

the art of sound

W Baseline Rd

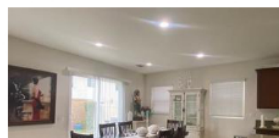
Photos

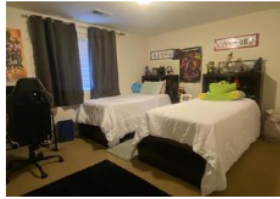
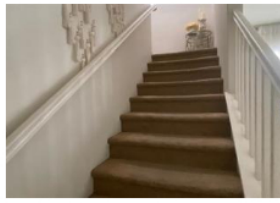


Front



Back





Documents

Floyd_-_BPO_-_615k_-_8-3-22.pdf (application/pdf, 3651082KB)

Floyd_-_Preliminary_Report.pdf (application/pdf, 372501KB)

Floyd_-_Property_Profile.pdf (application/pdf, 646058KB)

Floyd_-_Value_-_Zillow__611_600.pdf (application/pdf, 133842KB)

Floyd_-_Value_-_Redfin__651_499.pdf (application/pdf, 1620442KB)

Investor Questions

1.



Sandy MacDougall

what is the date for funding?

yesterday at 10:59am

Reply

2.



Sandy MacDougall
as soon as possible

yesterday at 11:03am

Reply

3.



Sandy MacDougall
as soon as possible

yesterday at 11:03am

Reply

4.



Sandy MacDougall
as soon as possible

yesterday at 11:03am

Reply

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