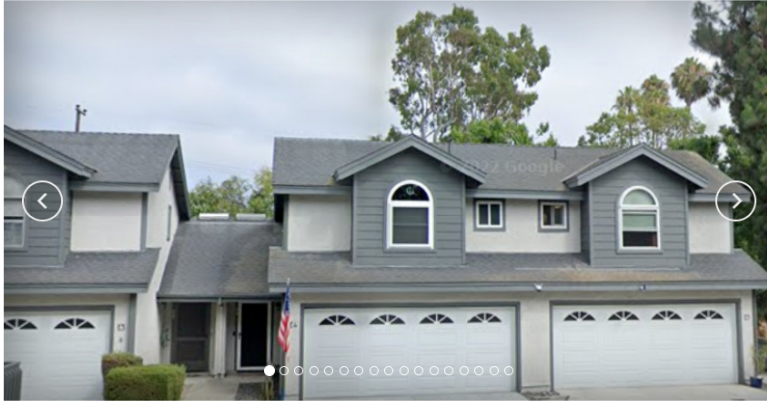


**\$120,000 2nd TD @ 10.50%, Condominium, 47.58% CLTV, Bridge Loan, Min. Inv. \$60,000, 11 Mos., Costa Mesa, CA 92627**  
 2200 Canyon Drive #E3 Costa Mesa CA 92627



Pledged 0%

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Loan amount (\$)	\$120,000
Estimated Closing Date	Sep 09, 2022
Investor Yield	10.50%
Min. Investment	\$60,000

### Investors

Name	Amount
------	--------

### Contact Sponsors

**Nicole Smith**  
[Send Message](#)  
 Email Nicole  
[\(949\) 637-2977](#)

**Sandy MacDougall**  
[Send Message](#)  
 Email Sandy  
[\(949\) 632-6145](#)

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

### Overview

811 FICO borrower is seeking a \$120K 2<sup>nd</sup> Trust Deed bridge loan on this owner-occupied Condominium in Costa Mesa, Orange County, CA. The purpose of this loan is minor remodeling/updating to subject property (paint, carpet, modern fixtures); the property is currently listed for sale at \$680k. The borrower's small \$194K 1st TD is a VA loan, 30 year @ 3.75% fixed rate which is current and in good standing.

The subject property is a two-story, traditional Condominium in a very desirable suburban neighborhood in Costa Mesa, CA. The subject property features a total of 7 rooms with 2 Bed / 2 Bath with 1,280 SF living space. The subject property backs up to a beautiful greenbelt with a balcony view. The subject property is well located near Newport Boulevard, Pacific Coast Hwy., many restaurants, schools, shopping and 55/73 fwys.

This is a 47.58% CLTV based on a recent BPO value of \$660K. Minimum investment for this Trust Deed is \$60,000, yielding a 10.50% annualized return. Exit strategy: sale of property

What we like about this Trust Deed opportunity:

1. 811 FICO borrower
2. Popular Costa Mesa, Orange County location
3. 10.50% Investor Yield
4. CLTV: 47.58%
5. Redfin Value: \$874K
6. Property Listed for Sale at \$680k

Possible concerns:

1. Borrower would like to close as soon as possible

### Management

President and Founder, 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**

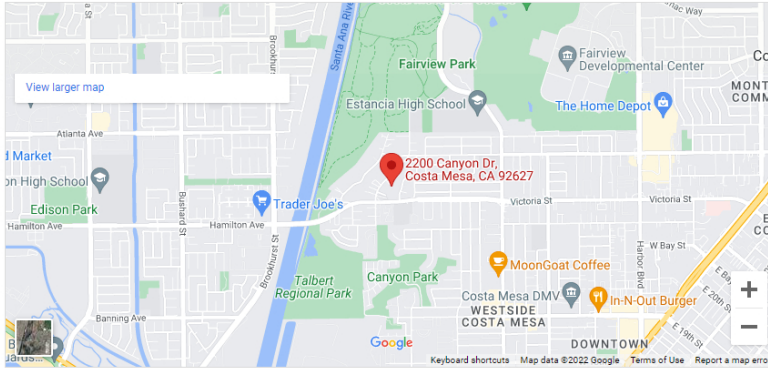


**Ms. Nicole Smith**

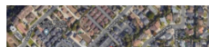
### Financial

1. Offering Type : debt
2. Investor Yield: 10.50%
3. Minimum Raise Amount: \$120,000
4. Minimum Investment Amount: \$60,000
5. Loan amount (\$): \$120,000
6. Lien position: 2 TD
7. Borrower Credit Score: 811.0
8. LTV/CLTV: 47.58%
9. Deal Type: Cash Out

10. Loan Term Length: 11
11. Property Condition: Minor Rehab
12. Loan Type: Bridge Loan
13. New Loan Amount: \$120,000
14. Lender Rate: 10.50%
15. New Lien Position: 2nd TD
16. Loan Type: Business Purpose Cash Out
17. BPO Value: \$660,000
18. Existing 1st Trust Deed: \$194,000
19. Total Combined Liens: \$314,000
20. CLTV on Combined BPO Value: 47.58%
21. Fractional Interests (2): \$60,000
22. Lender Monthly Payment: \$1,050
23. Guaranteed Interest: 0 mos.
24. Gross Protective Equity over BPO Value: \$346,000
25. Amortization/Term: Interest Only Due in 11 Months
26. Borrower FICO: 811
27. Exit Strategy: Sale of Property



Photos





#### Documents

- [Moninger\\_-\\_660K\\_BPO\\_Value.pdf](#) ( application/pdf, 1428980KB)
- [Moninger\\_-\\_Preliminary\\_Report.pdf](#) ( application/pdf, 219122KB)
- [Moninger\\_-\\_Property\\_Profile.pdf](#) ( application/pdf, 447119KB)
- [Moninger\\_-\\_Value\\_-\\_Redfin\\_\\_874\\_612K.pdf](#) ( application/pdf, 6187333KB)
- [Moninger\\_-\\_Value\\_-\\_Zillow\\_\\_782\\_100.pdf](#) ( application/pdf, 113897KB)

#### Investor Questions

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Write your question here ...

[Submit](#)

#### Covering California

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#### Contact Us

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