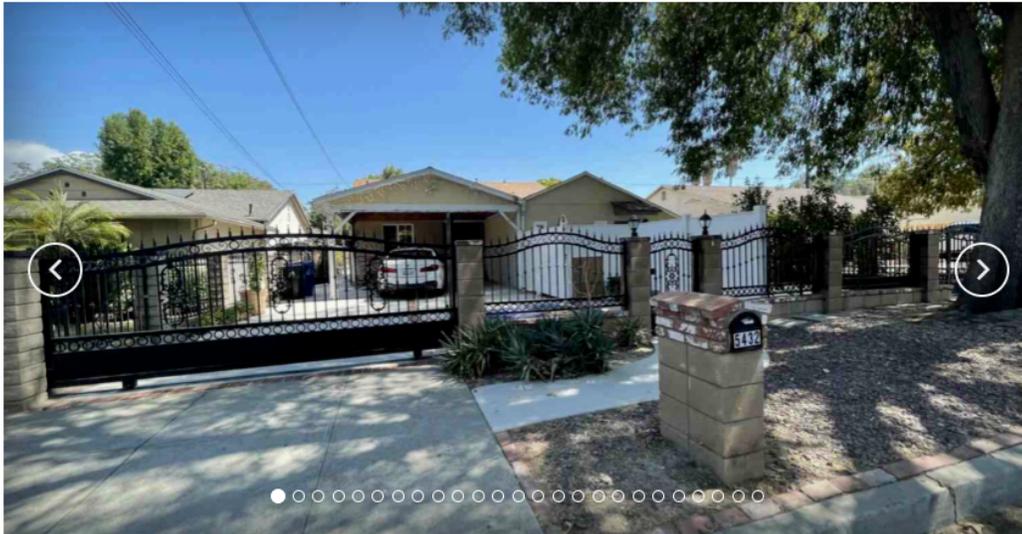


\$127,500 2nd TD @ 11.50%, NOO, Cash-Out, 2-Unit, 24 Mos. Term, 65.00% CLTV, 64.55% Net CLTV, 6 Mos. Guar. Int., 3 Mos. Prepaid Int., \$42,500 Min. Inv., Woodland Hills, CA 91637

5432 Sale Ave Woodland Hills CA 91367



Pledged 0%

Follow this offering

Loan amount (\$)	\$127,500
Estimated Closing Date	Sep 30, 2022
Investor Yield	11.50%
Min. Investment	\$42,500

Investors

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

Contact Sponsors

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

Michael Veal
[Send Message](#)
 Email Michael
 (323) 797-0001

- Overview
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- Property
- Map
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- Questions

Overview

691 FICO, longtime successful real estate investor and business owner seeking a business purpose cash-out 2nd TD on this non-owner occupied 2-Unit in Woodland Hills, Los Angeles County, CA. Proceeds from our 2nd position loan will be used to expand his business, Homepro Remodeling and Construction, Inc.

The property is comprised of a single family residence with an attached ADU. The total square footage of the home is 1,614 and sits on a very large 7,500 SF lot. There are 9 total rooms including 4 bedrooms and 3 bathrooms. The subject is in a nice suburban area of Los Angeles county in close proximity to schools, shopping, restaurants and medical facilities. Total monthly rent for both units is \$4,950. The conventional 1st TD of approximately \$490,000 @ 2.99% has a monthly payment of \$3,053.

This new loan of \$127,500 is at a 65.00% CLTV on the Appraised Value of \$950,000. Loan structure features 6 months' guaranteed interest, 3 months' prepaid interest and 11.50% annualized return for a 24 months. Minimum investment is \$42,500 or 33.33%. Exit Strategy will be to refinance.

What we like about this Trust Deed opportunity:

- Non-Owner Occupied Investment Property
- 11.50% annualized return
- \$4,950/month rental income
- 6 months Guaranteed Interest, 3 months prepaid interest

Possible concerns:

- Borrower would like 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



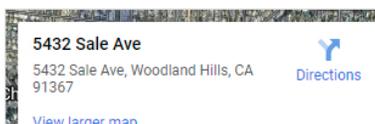
Mr. Michael Veal

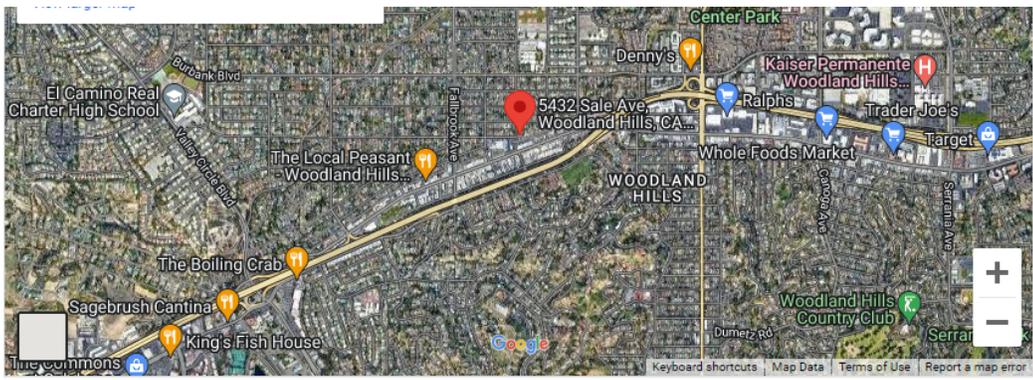
Financial

Offering Type : Debt
Investor Yield: 11.50%
Minimum Raise Amount: \$127,500
Minimum Investment Amount: \$42,500
Loan amount (\$): \$127,500
Lien position: 2 TD
Borrower Credit Score: 691.0
LTV/CLTV: 65.0%
Deal Type: Cash Out
Loan Term Length: 24
Property Condition: No Rehab
Lien Position: 2nd TD
Loan Type: Business Purpose Cash-Out
Broker Price Opinion Value: \$950,000
Existing 1st TD Loan: \$490,000 @ 2.99%
New 2nd Trust Deed Loan Amount: \$127,500
Combined Loan Amount: \$617,500
CLTV on BPO Value: 65.00%
Net CLTV on BPO Value: 64.55%
Fractional Interests (5): \$42,500 or 33.33%
Lender Rate: 11.50%
Monthly Payment to Lender: \$1,221.86
Amortization/Term: Interest Only / 24 Months
Gross Protective Equity over BPO Value: \$332,500
Guaranteed Interest: 6 Months
Prepaid Interest: 3 Months
Borrower Credit: 691
Exit Strategy: Refinance

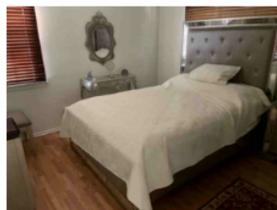
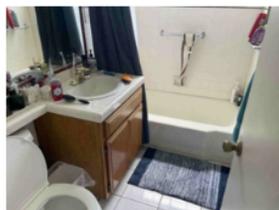
Property

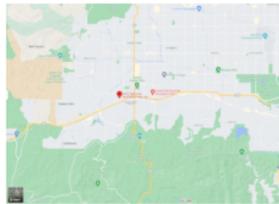
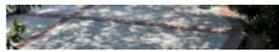
Property Type: SFR + Attached ADU
Appraised Value: \$950,000
Gross Living Area: 1,614 SF
Appraised Value/sqft: \$588.60
Lot Size sqft: 7,500 SF
Total Rooms: 9
Bedrooms: 4
Bathrooms: 3
Stories: 1
Garage: 2-car Carport
Exterior Wall: Stucco
Year Built: 1954
Architectural Style: Traditional
Occupancy: Non-Owner Occ.
County: Los Angeles
Zoning: Residential
APN: 2040-025-012
Est. Closing Date: 09/16/2022





Photos





Documents

[Taw_-_Appraisal__950k.pdf](#) (application/pdf, 4757299KB)

[Taw_-_BPO_-_1_145_000.pdf](#) (application/pdf, 3939439KB)

[Taw_-_Preliminary_Report.pdf](#) (application/pdf, 297225KB)

[Taw_-_Property_Profile.pdf](#) (application/pdf, 1306391KB)

[Taw_-_Value_-_Zillow_-967_700.pdf](#) (application/pdf, 265999KB)

Investor Questions

Write your question here ...

Submit

