

**\$305,000 2nd TD @ 10.50%, SFR, 59.40% CLTV, 55.69% Net CLTV, Refinance, OO, 6 Mos. Guar., 6 Mos. Prepaid, Min. Inv. \$61,000, 24 Mos., Irvine, CA 92603**  
5752 Sierra Casa Irvine CA 92603



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

#### Overview

796 and 772 FICO, successful repeat Mortgage Vintage borrowers are seeking a small 2<sup>nd</sup> Trust Deed rate and term refinance loan on this owner occupied SFR in the "Turtle Rock" neighborhood of Irvine, Orange County, CA. The purpose of this loan is to refinance out of an existing business purpose 2<sup>nd</sup> TD with Mortgage Vintage which is current and maturing this month. Borrowers are owners of a Custom Homes General Contract corporation based in Irvine, CA.

The borrowers \$883K 1st TD is a conventional loan, 30-year term @ 4.875% fixed rate which is current and in good standing. Exit strategy: conventional refinance.

The subject property is a one story, traditional suburban, SFR in a desirable "Turtle Rock" neighborhood of Irvine, CA. The subject property features a total of 10 rooms, 4 Bed / 3 Bath, bonus room, large, manicured backyard and jacuzzi with 2,053 SF living space on a 147 acres lot. The subject property is very well located, near many family friendly parks, churches, popular "Shady Canyon" and "Strawberry Farms" golf courses and public/private schools. The subject property is just east of the 73 Toll Fwy and west of the 405 Fwy.

This is a 58.67% CLTV and 54.92% Net CLTV based on a recent Broker Price Opinion (BPO) value of \$2,000,000. Zillow has property valued at \$1.97M and Redfin has property valued at \$1.89M. Minimum investment for this Trust Deed is \$58,000, yielding a 10.50% annualized return.

What we like about this Trust Deed opportunity:

- 796 and 772 FICO Successful Mortgage Vintage Borrowers
- Popular & Quiet Family Friendly Suburban SFR in Turtle Rock, Irvine, CA
- 10.50% Investor Yield
- CLTV: 59.40% / Net CLTV 55.69%
- \$826K Gross Investor Protective Equity
- 6 Months Guaranteed
- 6 Months Prepaid

#### 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

Offering Type: Debt  
Investor Yield: 10.50%  
Minimum Raise Amount: \$305,000  
Minimum Investment Amount: \$61,000  
Loan amount (\$): \$305,000  
Lien position: 2<sup>nd</sup> TD  
Borrower Credit Score: 796  
LTV/CLTV: 59.40%  
Deal Type: Rate and Term Refinance  
Loan Term Length: 24  
Property Condition: No Rehab  
Loan Type: Business Purpose Refinance  
New Loan Amount: \$290,000  
Lender Rate: 10.50%  
New Lien Position: 2<sup>nd</sup> TD  
BPO Value: \$2,000,000  
Existing 1st Trust Deed: \$843,771  
Total Combined Liens: \$1,173,771

Pledged 0%

[Follow this offering](#)

Loan amount (\$)	\$290,000
Estimated Closing Date	Oct 28, 2022
Investor Yield	10.50%
Min. Investment	\$58,000

#### Investors

Name	Amount

#### Contact Sponsors



Nicole Smith

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



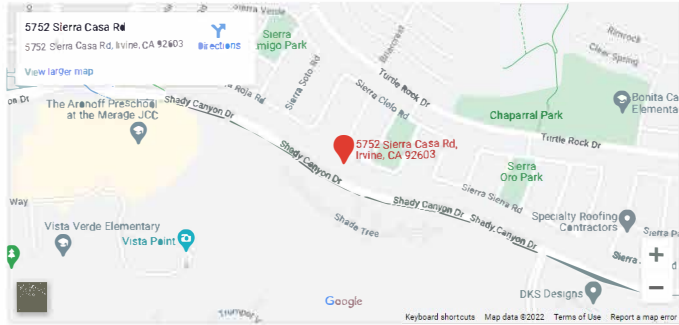
Sandy MacDougall

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

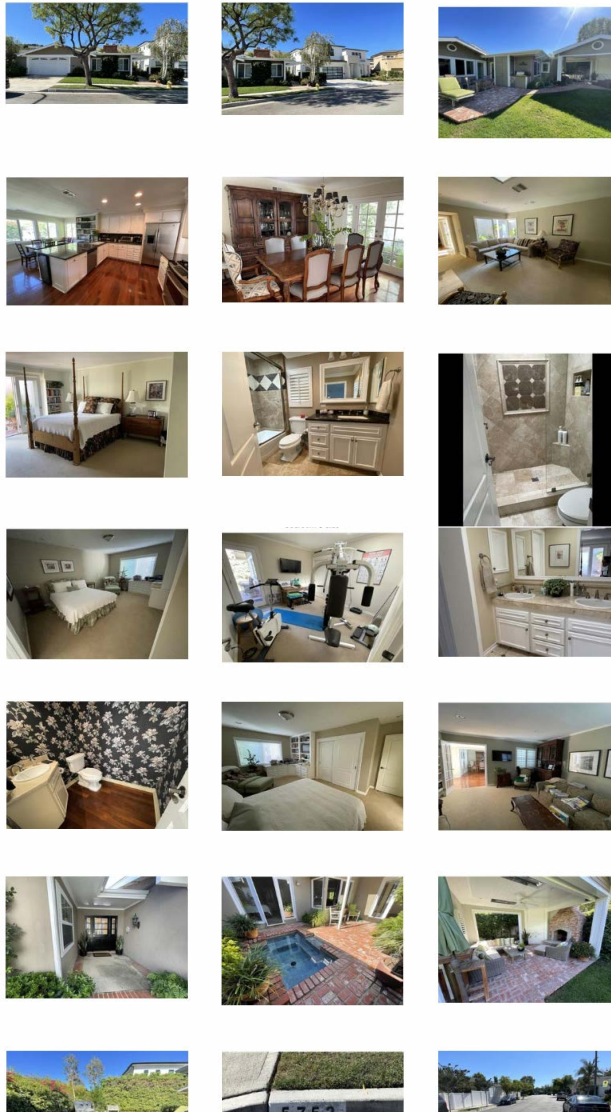
CLTV on BPO Value / Net CLTV on BPO Value: 59.40% 55.69%  
Fractional Interests (5): \$67,000.00  
Lender Monthly Payment: \$2,537.50  
Guaranteed Interest: 6 mos  
Prepaid Interest: 6 Mos  
Gross Protective Equity over BPO Value: \$426,229  
Amortization/Term: Interest Only Due in 24 Months  
Borrower FIC: 796 & 772  
Exit Strategy: Conventional Refinance

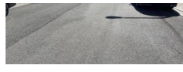
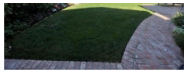
#### Property Highlights

Property Type: SFR  
Broker Price Opinion Value: \$2,000,000  
Subject Bed/Bath: 4 Bed / 3 Bath  
Subject Living SF: 2,053 SF  
Subject Lot Size: .147 acres  
Subject Exterior: Wood/Stucco  
Subject Architectural Style: Traditional  
Subject Stories: One  
Subject Year Built: 1971  
Subject Occupancy: Owner Occupied  
Subject Zoning: Residential  
County: Orange County



#### Photos





#### Documents

- [Marquand\\_-\\_2M\\_BPO.pdf \( application/pdf, 6191013KB\)](#)
- [Marquand\\_-\\_Preliminary\\_Report.pdf \( application/pdf, 754957KB\)](#)
- [Marquand\\_-\\_Property\\_Profile.pdf \( application/pdf, 797232KB\)](#)
- [Marquand\\_-\\_Value\\_-\\_Redfin\\_\\_1\\_890\\_017.pdf \( application/pdf, 1368526KB\)](#)

#### Investor Questions

Write your question here ...

Submit

#### Covering California

260 Newport Center Dr. Suite #404  
Newport Beach, CA 92660

#### Contact Us

(949) 438-0591  
info@crowdtrustdeed.com

#### Follow

