

\$357,000 1st TD @ 14.00%, Land/AG/Greenhouse, NOO, Cash-Out Refi, 35.00% LTV, 33.64% Net LTV, 24 Mos. Term, \$35,700 Min. Inv., 6 Mos. Guaranteed Int., 3 Mos. Prepaid Int., Hayfork, CA

11 Hunter Lane Hayfork CA 96041



Overview Management Financial Property Map Photos Documents Questions

Overview

Successful real estate investor and experienced business owner is seeking a 1st TD business purpose cash out refinance on this agricultural investment property in Hayfork, Trinity County, CA. Our loan will be used to pay off a current, existing \$190,000 1st that is in good standing. The remaining loan proceeds will be used to expand the cannabis grow facilities and upgrade the cultivation & processing equipment for the borrowers' cannabis business. Exit strategy from this loan is to pay off through business proceeds or refinance.

The subject property is a 5.86-acre single improved parcel with (4) Greenhouses on site, a separate 7gpm water well pump and (5) water storage tanks for irrigation of the subject's land. The property has electric metered service, propane tank on site and water reservoir/pond.

The business expansion includes purchasing 100 new LED bulbs, 2 humidifiers, fans, exhaust fans, improved irrigation system, new soil and to build a new drying room. With these improvements, the borrower will be able to increase the amount of grows from 2 to 4. He estimates this should increase yearly revenue by around \$500,000.

The subject property is located in a beautiful, rural part of Northern California surrounded by agricultural properties. The subject property is approximately 30 miles west of Redding and near several rivers, lakes, hiking trails, local shops, and national parks.

This loan is 35.00% LTV, 34.06% Net LTV on a recent appraised value of \$1,020,000. Loan structure features 6 months' guaranteed interest, 3 months' prepaid interest and a 14.00% annualized return. Minimum investment is \$35,700 or 10%

What we like about this Trust Deed opportunity:

1. Experienced real estate investors
2. 35.00% LTV, 34.06% Net LTV on Appraised Value
3. 14.00% Annualized Investor Return
4. 6 months Guaranteed Interest
5. 3 months Prepaid Interest
6. \$663,000 gross protective equity to investors
7. Fully permitted cannabis license / seasoned growers

Possible concerns:

1. Borrower would like to close as quickly as possible
2. Credit
3. Cannabis prices may fluctuate

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.

Pledged 0%


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Loan amount (\$)	\$357,000
Estimated Closing Date	Aug 26, 2022
Investor Yield	14.00%
Min. Investment	\$35,700


Investors

Name Amount

Contact Sponsors

 **Sandy MacDougall**
CTD
Send Message
Email Sandy
(949) 632-6145

 **Nicole Smith**
Send Message
Email Nicole
(949) 637-2977

 **Michael Veal**
Send Message
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(323) 797-0001

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



Ms. Nicole Smith

Financial

1. Offering Type : debt
2. Investor Yield: 14.00%
3. Minimum Raise Amount: \$357,000
4. Minimum Investment Amount: \$35,700
5. Loan amount (\$): \$357,000
6. Lien position: 1 TD
7. Borrower Credit Score: 521.0
8. LTV/CLTV: 35.0%
9. Deal Type: Cash-Out Refinance
10. Loan Term Length: 24
11. Property Condition: Minor Rehab
12. Lien Position: 1st TD
13. Loan Type: Business Purpose Cash-Out Refinance
14. Appraised Value: \$1,020,000
15. Loan Amount: \$357,000
16. LTV on Appraised Value: 35.00%
17. Fractional Interests (4): \$35,700 or 10%
18. Lender Rate: 14.00%
19. Monthly Payment to Lender: \$4,165.00
20. Loan Term: Interest Only / 24 Months
21. Gross Protective Equity over Appraised Value: \$663,000
22. Guaranteed Interest: 6 Months
23. Prepaid Interest: 3 Months
24. Borrower Credit: 521
25. Exit Strategy: Business proceeds or refinance

Property

1. Property Type: Land/Agriculture/Greenhouse
2. Appraised Value: \$1,020,000
3. Property SF: 255,261 (5.86 Acres)
4. Total Greenhouses: 4
5. Total Water Storage Tanks: 5
6. Occupancy: Non-Owner Occupied
7. County: Trinity
8. Zoning: AF40 - Agriculture and Forest
9. APN: 016-170-061-000
10. Est. Closing Date: 08/26/2022



Photos



Documents

- [Rakocevic_-_Appraisal_-_1_020_000_11_HUNTER_LANE_-_HAYFORK_APPRAISAL.pdf](#) (application/pdf, 7611292KB)
- [Rakocevic_-_Preliminary_Report.pdf](#) (application/pdf, 373383KB)
- [Rakocevic_-_Property_Profile.pdf](#) (application/pdf, 359887KB)

Investor Questions

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