

\$584,000 1st TD @ 11.75%, 80.00% LTV, Bus. Purp. C/O Refi for Const., SFR, 100% Funds Control, 12 Mos. Term, 6 Mos. Guar Int., 7 Mos. Prepaid, \$58,400 Min. Inv., Apple Valley, CA

17194 Ta-Wan-Ka Road; Lot 91, Tract: 14514-1, APN: 0472-461-08-0000 Apple Valley CA 92307



Overview Management Financial Property Map Photos Documents Questions

Overview

732 and 723 FICO, 3x Successful Mortgage Vintage borrowers and 30+ years experienced residential developers are seeking a 1st TD loan to finish development on this "pre-sold", SFR property in Apple Valley, San Bernardino County, CA. Borrowers own "Evergreen Homes, LLC" [Evergreen Homes \(evergreenhomesca.com\)](http://evergreenhomesca.com). Borrowers have already built and sold 55+ SFRs similar to this subject property in this same "Dorada @ Vista Del Sol Estates" tract. Evergreen Homes has 100 lots under contract and our loan allows the borrowers to close on this pre-sold subject property lot and obtain 100% of the funds needed to build the house. This Dorada development has 20 homes completed with inhabitants and 35 homes purchased and under construction. Sales remain brisk for these wonderful homes and the borrower has selected Mortgage Vintage 732 and 723 FICO, 3x Successful Mortgage Vintage borrowers and 30+ years experienced residential developers are seeking a 1st TD loan to finish development on this "pre-sold", SFR property in Apple Valley, San Bernardino County, CA. Borrowers own "Evergreen Homes, LLC" [Evergreen Homes \(evergreenhomesca.com\)](http://evergreenhomesca.com). Borrowers have already built and sold 55+ SFRs similar to this subject property in this same "Dorada @ Vista Del Sol Estates" tract. Evergreen Homes has 100 lots under contract and our loan allows the borrowers to close on this pre-sold subject property lot and obtain 100% of the funds needed to build the house. This Dorada development has 20 homes completed with inhabitants and 35 homes purchased and under construction. Sales remain brisk for these wonderful homes and the borrower has selected Mortgage Vintage and CrowdTrustDeed again to provide this financing. The 3 loans Mortgage Vintage originated last year with this borrower performed perfectly and, per the same plan as this loan, were paid off by the end buyer at construction completion.

Borrowers' resume includes having successfully "sold out" 4 large residential communities to date in Victorville, Oak Hills, Spring Valley Ridge and now Apple Valley. Funds from this loan will be put into "Funds Control" and shall be released as construction progresses. The construction budget is vetted by the General Contractor and is in line with the many other recently completed homes in the project. Exit strategy from our loan is the sale of the property that is already in escrow with a final buyer's \$10k deposit. The final buyer has been approved for future conventional financing to take us out.

Borrowers have all approved plans and permits in place and \$1.85 Mil.+ "skin in the game" put into this project on permits, entitlements and infrastructure. Borrower's are also paying closing costs on this purchase.

The subject property when finished will be a brand new, semi-custom, 1 story, ranch style SFR in the "Dorado @ Vista Del Sol Estates" in Apple Valley, CA. The subject property will have 2,911 SF of living space, sitting on a 21,476 SF lot. The subject property will have a total of 10 rooms, 5 Bed / 3 Bath, attached 3 car garage, energy efficient systems throughout, courtyard and covered patio. The subject property is within 10 minute proximity to many shopping plazas, shops, restaurants and schools near the city of Victorville and the 15 & 18 Interstate freeways.

This loan is 80.00% LTV based on the recent after-completion Appraised Value of \$730,000. Loan structure features 6 months' guaranteed interest, 8 months' prepaid interest and 11.75% annualized return and funds control of 100% of the estimated Construction Amount. Minimum investment is \$58,400 or 10.00%. Exit strategy for our loan is for the Buyer, who is under contract to buy the home, to get their pre-approved conventional purchase financing. Lot 91; APN: 0472-461-08-0000

What we like about this Trust Deed opportunity:

- 732 & 723 credit scores
- Borrowers have \$500k+ "skin in the game"
- 11.75% Annualized Return
- 6 months Guaranteed Interest
- 8 months Prepaid Interest
- Buyer in place and under contract for the finished house
- 100% Funds Control for \$441,857 Construction Funds
- \$146,000 Equity Protection

Pledged 60%



My Investment \$116,800

Follow this offering

Loan amount (\$)	\$584,000
Estimated Closing Date	Oct 07, 2022
Investor Yield	11.75%
Min. Investment	\$58,400

Pledge Again

Investors

Name	Amount
Sandy MacDougall	\$116,800
Someone	\$116,800
Someone	\$116,800

Contact Sponsors



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

Possible concerns:

Borrower would like to close as quickly 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.



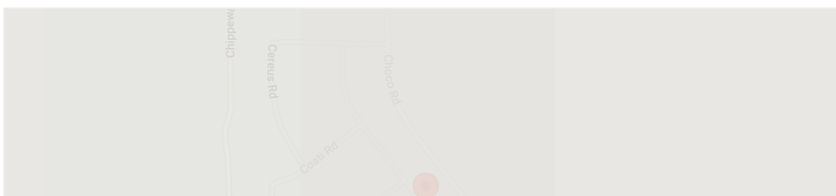
Mr. Sandy MacDougall CTD

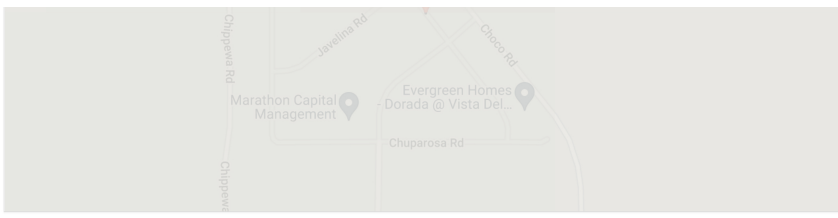
Financial

Offering Type : Debt
Investor Yield: 11.75%
Minimum Raise Amount: \$584,000
Minimum Investment Amount: \$58,400
Loan amount (\$): \$584,000
Lien position: 1 TD
Borrower Credit Score: 723.0
LTV/CLTV: 80.0%
Deal Type: Cash-Out Refinance
Loan Term Length: 12
Property Condition: Ground Up Construction
Lien Position: 1st TD
Loan Type: Business Purpose Cash-Out Refi for Construction
End Buyer Purchase Price: \$738,028
After Completion Appraisal Value: \$730,000
Loan Amount: \$584,000
After Completion LTV on Appraised Value : 80.00%
Fractional Interests (10): \$58,400 or 10.00%
Funds Control: \$441,857
Lender Rate: 11.75%
Monthly Payment to Lender: \$5,718.33
Amortization/Term: Interest Only / 12 Mos
Gross Protective Equity over Appraised Value: \$146,000
Guaranteed Interest: 6 Months
Prepaid Interest: 7 Months
Borrower Credit: 732 & 723
Exit Strategy: Conventional purchase financing

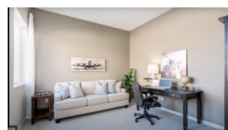
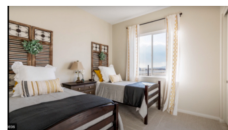
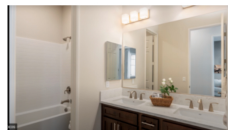
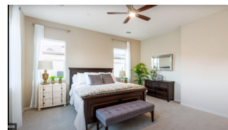
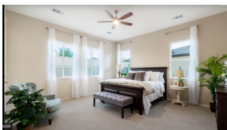
Property

Property Type: Single Family Residence
After Completion Appraised Value: \$730,000
Under Contract Purchase Price for New Buyer: \$738,028
Model # for Dorada: Residence #2
SFR SF: 2,911
Appraised Value/SF: \$250.77
Lot Size: 21,476 SF
Total Rooms: 10
Bedrooms: 5
Bathrooms: 3
Stories: 1
Garage: 3-car attached garage
Exterior Wall: Wood, stucco
Year Built: 2022
Style: Semi-Custom
Occupancy: Non Owner Occ.
County: San Bernardino
Zoning: R-1
Lot #91, APN: 0472-461-08-0000





Photos





Documents

[Lot_91-_Cost_Breakdown-_MV.pdf](#) (application/pdf, 104105KB)

[Faherty_-_Appraisal_-17194_Ta-Wan-Ka_Rd_Apple_Valley_CA_92307_-_730k_-9-1-22.pdf](#) (application/pdf, 2583211KB)

[Prelim_for_67860-DW.pdf](#) (application/pdf, 398450KB)

[Dorada__EMAIL_Brochure_\(Plan_2_side_garage\)__3.19.2022.pdf](#) (application/pdf, 2884657KB)

Investor Questions

Write your question here ...

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Covering California

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