

**\$588,250 1st TD @ 10.00%, 65.00% LTV, 63.13% Net LTV, OO, SFR, Cash-Out, 18 Mos Term, 6 Mos. Guar Int, 3 Mos Prep. Int, \$58,250 min inv, Fresno, CA 93711**

504 Rio View Circle Fresno CA 93711



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

### Overview

632 credit score borrower and successful business owner seeking a business purpose cash-out refi 1st TD on this owner occupied SFR in Fresno, CA. Borrower has a hard money 1st TD of \$465,000 @ 7.5% which is in good standing. Funds from our loan will be used to payoff the current 1st TD which matures soon and also get him cash-out to expand his agricultural business, Redox Bio Nutrients. The loan proceeds will be used to purchase and upgrade new equipment to increase overall income. The exit strategy from our loan is to do a conventional refinance once his credit and income have increased from business expansion in 6+ months.

The subject property is a beautiful and large 3,190 SF contemporary styled SFR sitting on a 10,454.4 SF (0.24 acre) lot. The home has 11 total rooms including 5 bedroom, 3 bathrooms and an attached 3-car garage. The property is located in a quiet and clean gated community. It features large open rooms, high ceilings, and a large backyard. The subject property has easy freeway access and is close to entertainment, restaurants, shopping, parks and medical facilities.

This loan is 65.00% LTV on the recent BPO value of \$905,000. Loan structure features 6 months guaranteed interest, 3 months prepaid interest and 10.00% annualized return. Minimum investment is \$58,250 or 10.00%.

What we like about this Trust Deed opportunity:

- Successful family business owner
- 3 months prepaid interest
- 6 months guaranteed interest
- Nice and desirable gate community in Fresno

Possible concerns:

- Borrower needs to close quickly as current 1st TD matures soon

### 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: 10.00%  
 Minimum Raise Amount: \$588,250  
 Minimum Investment Amount: \$58,250  
 Loan amount (\$): \$588,250  
 Lien position: 1 TD  
 Borrower Credit Score: 632.0  
 LTV/CLTV: 65.0%  
 Deal Type: Cash-Out Refinance  
 Loan Term Length: 18  
 Property Condition: No Rehab  
 Lien Position: 1st TD  
 Loan Type: Business Purpose Cash-Out Refinance  
 Value: \$905,000  
 Existing 1st TD to be paid off: \$456,000  
 New 1st TD Loan Amount: \$588,250  
 LTV on BPO Value: 65.00%  
 Net LTV on BPO Value: 63.13%  
 Fractional Interests (10): \$58,250 or 10.00%  
 Lender Rate: 10.00%  
 Monthly Payment to Lender: \$4,902.08  
 Amortization/Term: Interest Only / 18 Mos  
 Gross Protective Equity over BPO Value: \$316,750

Pledged 0%

Follow this offering

Loan amount (\$)	\$588,250
Estimated Closing Date	Oct 31, 2022
Investor Yield	10.00%
Min. Investment	\$58,250

### Investors

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

### Contact Sponsors



**Sandy MacDougall CTD**

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



**Michael Veal**

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

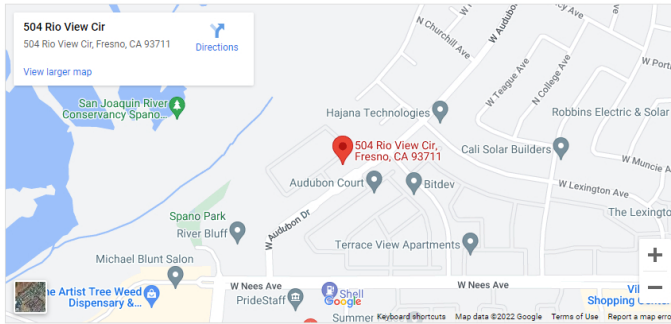
Guaranteed Interest: 6 Months  
Prepaid Interest: 3 months  
Borrower Credit: 632  
Exit Strategy: Conventional Refi

### Property Overview

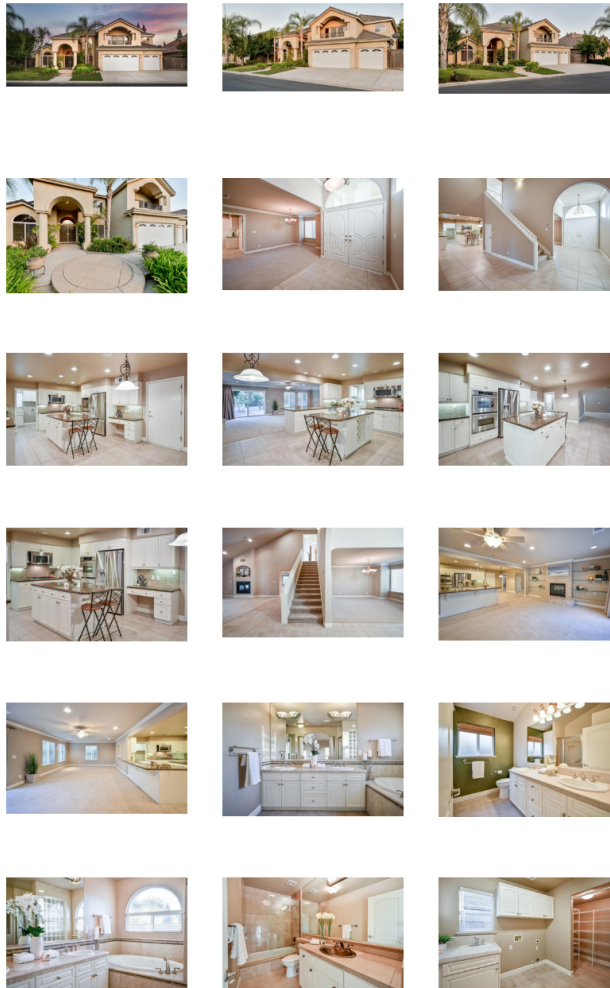
Please see above for detailed property information

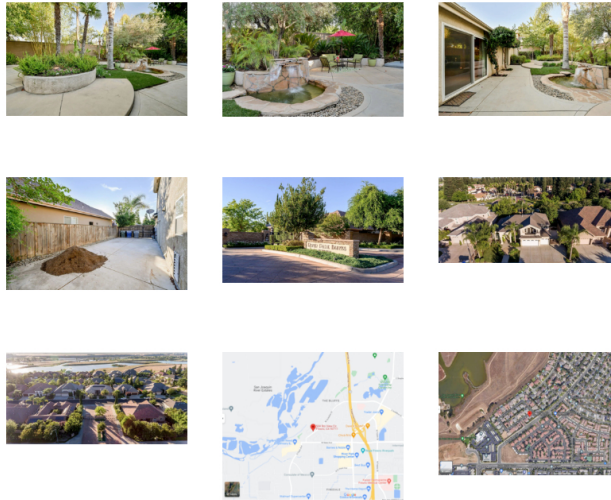
### Property Highlights

Property Type: Single Family Residence  
BPO Value: \$905,000  
Home sqft: 3,190  
BPO Value/sqft: \$283.70  
Lot Size sqft: 10,454.40 SF (0.24 acres)  
Total Rooms: 11  
Bedrooms: 5  
Bathrooms: 3  
Stories: 2  
Garage: 3-car attached garage  
Year Built: 2003  
Style: Contemporary  
Occupancy: Owner Occ.  
County: Fresno  
Zoning: Residential  
APN: 402-770-24



### Photos





#### Documents

- [Rose\\_-\\_Property\\_Profile.pdf](#) ( application/pdf, 852689KB)
- [Rose\\_-\\_Handwritten\\_Loan\\_Purpose\\_Letter.pdf](#) ( application/pdf, 153320KB)
- [Rose\\_-\\_BPO\\_\\_905k.pdf](#) ( application/pdf, 3841096KB)
- [Rose\\_-\\_Preliminary\\_Report.pdf](#) ( application/pdf, 415440KB)

#### 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

