

**\$900,000 1st TD @ 10.50%, SFR, 60.00% LTV, Refinance, NOO, 6 Mos. Guar., 4 Mos. Prepaid, Min. Inv. \$60,000, 24 Mos., Bakersfield, CA 93309**  
 1305 Avenida Sabia Bakersfield CA 93309



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### Overview

Successful real estate investor and business owner is seeking a straight rate and term 1st TD refinance on this non-owner occupied SFR "estate" investment property in Bakersfield, Kern County, CA. Exit strategy: conventional refinance.

The subject property is a large 5,183 SF one-story, "oasis" ranch style SFR in the gated "Stockdale Estates" private country club and golf course neighborhood of Bakersfield, CA. [Home](#) - [Stockdale Country Club \(stockdalecc.com\)](#) The subject property sits on .62 acres of very well-manicured grounds featuring a pool, spa, outdoor fireplaces and courtyards. The subject property consists of a total of 12 rooms, 5 Bed / 4.5 Bath, formal + family living rooms, dining rooms and a gym sitting on a .62 acres lot with a 3-car attached garage. The property also features an old-world styled library with sliding ladder. Per broker price opinion comments "There are very limited listings in the locality. Houses that come up on the market sell fast". The subject property earns \$5,500/mo. on a yearly lease. The subject property is surrounded by similar large estate homes.

The subject property is very well-located walking distance to the "Stockdale" private country club and golf course, near the Kern River and local popular "Park at the Riverwalk", near Cal State Bakersfield college, many local schools, shopping/restaurants. The subject property is east of the 5 Fwy.

This is a 60.00% LTV based on a recent BPO value of \$1,500,000. Minimum investment for this Trust Deed is \$60,000, yielding a 10.50% annualized return.

In addition to this investment property borrower owns \$10M Net Equity in other residential and commercial properties, including a 60,000 SF cold storage commercial facility as well as a large AG pesticide manufacturing plant in the Bakersfield area.

What we like about this Trust Deed opportunity:

- Excellent condition SFR in a privately gated country club and golf community
- Successful real estate investor and business owner
- 10.50% Investor Yield
- LTV: 60.00%
- 664 FICO
- \$10M Net Equity Schedule of Real Estate (investor dropbox)
- 6 Months Guaranteed
- 4 Months Prepaid

Possible concerns:

- Borrower would like to close as soon as possible
- LOE regarding NOD on property. Borrower was in final underwriting on a conventional refinance out of existing loan when lender filed a recent NOD. As a result, borrower could not close on the conventional refinance.
- Borrower communicated with private lender that he was about to pay-off and was caught off guard by the NOD.
- Borrower needs private money loan ASAP then will pursue conventional refinance to pay off this loan.
- Borrowers' High FICO score is 723.

### 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: \$900,000  
 Minimum Investment Amount: \$60,000  
 Loan amount (\$): \$900,000  
 Lien position: 1 TD

Pledged 0%

Follow this offering

Loan amount (\$)	\$900,000
Estimated Closing Date	Sep 19, 2022
Investor Yield	10.50%
Min. Investment	\$60,000

### Investors

Name	Amount
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### Contact Sponsors

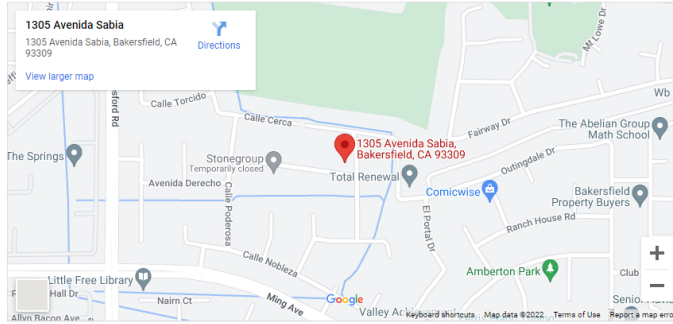


**Nicole Smith**  
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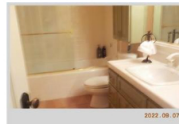


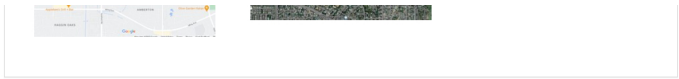
**Sandy MacDougall**  
[Send Message](#)  
 Email Sandy  
 (949) 632-6145

Borrower Credit Score: 664.0  
LTV/CLTV: 60.0%  
Deal Type: Rate and Term Refinance  
Loan Term Length: 24  
Property Condition: No Rehab  
Loan Type: Refinance  
BPO Value: 1,500,000  
New Loan Amount: \$900,000  
LTV on BPO Value: 60.00%  
Lender Rate: 10.50%  
New Lien Position: 1st TD  
Fractional Interests (15): \$60,000  
Lender Monthly Payment: \$7,875  
Guaranteed Interest: 6 mos.  
Prepaid Interest: 4 Mos.  
Gross Protective Equity over BPO Value: \$600,000  
Amortization/Term: Interest Only Due in 24 Months  
Borrower FICO: 664  
Exit Strategy: Conventional Refinance



Photos





Documents
<a href="#">Sarbaz_-_1.5M_BPO.pdf ( application/pdf, 4836331KB)</a>
<a href="#">Sarbaz_-_Preliminary_Report.pdf ( application/pdf, 241697KB)</a>
<a href="#">Sarbaz_-_Property_Profile.pdf ( application/pdf, 708750KB)</a>

**Investor Questions**

Write your question here ...

**Submit**

**Covering California**

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**Contact Us**

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