

Updated 8-29-22: \$975,000 1st TD @ 10.00%, 65.00% LTV, 63.42% Net LTV, OO, Tri-Plex, CO, 24 Mos Term, 6 Mos. Guar Int, 3 Mos Prepaid Int, \$48,750 Min Inv, Bellflower, CA 90706

16239, 16241, and 16243 Grand Avenue Bellflower CA 90706



Overview Management Financial Property Map Photos Documents Questions

Overview

Real estate investor is seeking a new business purpose cash-out 1st TD on this family-owned Owner Occupied tri-plex in Bellflower, CA in Los Angeles County. Funds from our loan will be used to allow one sibling to buy out the other two siblings on Title after the death of a parent. The borrower will be bringing in approx. \$93k funds to close to pay off his siblings.

The subject property is 4,210 SF bungalow-style tri-plex sitting on a 20,861 SF lot. The property has a total of 3 units. Unit 1 is 1,279 sf and consists of 6 rooms: 3 bdrms/2 bath. Unit 2 is 957 sf and consists of 5 rooms: 2 bdrm/1ba. Unit 3 is 1,974 sf and consists of 8 rooms: 5 bdrms/2 ba. Unit 2 also has a 1 car garage. The property is just east of the 605 fwy and north of the 91 fwy and is close to schools and shopping. Exit strategy from our loan is a conventional refinance after the buyout of the siblings.

Market Rental Income is \$7,250/month. In the short term, the property will have negative cash flow. The borrower has \$210,000 documented reserves in his Union Bank account to cover the gap. These cash in the bank funds will also be used to rehab all 3 units. The front house is on a month-to-month and the Tenant in the other Unit has agreed to move out to allow for the rehab to the units. The borrower will move out of the 3rd unit after the remodel and altogether after the remodel, the estimated rents will be approx. \$12,000/mo. which provides a significant positive cash flow.

This loan is 65.00% CLTV on the Broker Price Opinion value of \$1,500,000. Loan structure features 6 months' guaranteed interest, 3 months' prepaid interest and 10.00% annualized return. Minimum investment is \$48,750 or 5%.

What we like about this Trust Deed opportunity:

1. Owner Occupied Investment Property
2. 10.00% Annualized Return
3. 6 months Guaranteed Interest
4. 3 months Prepaid Interest
5. \$210k in the Bank as cash reserves
6. Borrower bringing in \$93k cash to close

Possible concerns:

1. 633 Mid FICO

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

Pledged 70%

My Investment \$97,500

Following

Loan amount (\$)	\$975,000
Estimated Closing Date	Sep 02, 2022
Investor Yield	10.00%
Min. Investment	\$48,750

Pledge Again

Investors

Name	Amount
Sandy MacDougall	\$97,500
Someone	\$48,750
Someone	\$97,500
Michael Slater	\$146,250
Someone	\$48,750
Someone	\$48,750
Someone	\$48,750
Someone	\$48,750
Someone	\$48,750

Contact Sponsors



Sandy MacDougall
CTD

Send Message
Email Sandy
(949) 632-6145

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.

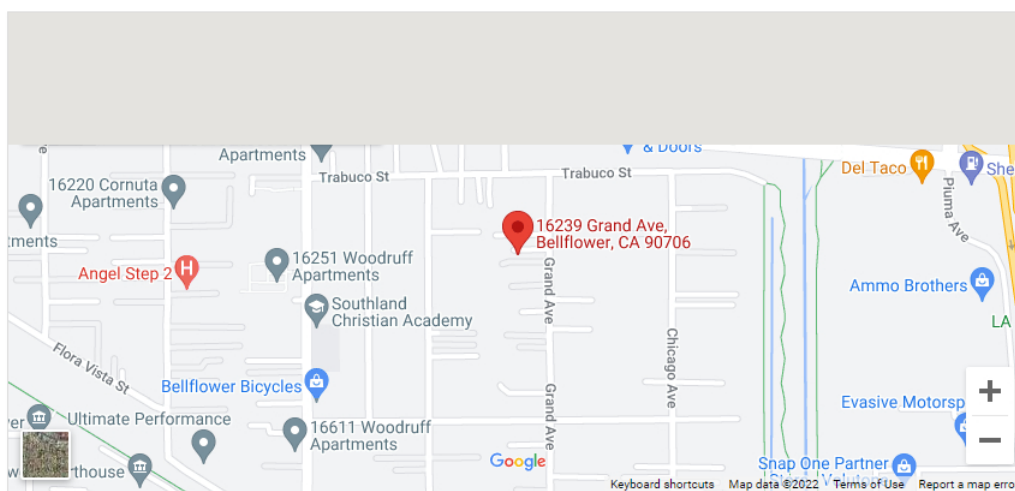
Mortgage Vintage sells their Trust Deeds on the CrowdTrustDeed platform. CrowdTrustDeed offers individual and fractional high yield Trust Deed Investments throughout California. Investors looking to diversify their investment portfolio can achieve 8% - 12% current income returns through these real estate secured investments.



Mr. Sandy MacDougall CTD

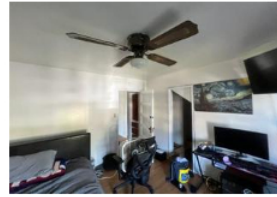
Financial

1. Offering Type : debt
2. Investor Yield: 10.00%
3. Minimum Raise Amount: \$975,000
4. Minimum Investment Amount: \$48,750
5. Loan amount (\$): \$975,000
6. Lien position: 1 TD
7. Borrower Credit Score: 633.0
8. LTV/CLTV: 65.0%
9. Deal Type: Cash-Out Refinance
10. Loan Term Length: 24
11. Property Condition: No Rehab
12. Lien Position: 1st TD
13. Loan Type: Business Purpose Cash-Out Refi
14. Appraised Value: \$1,500,000
15. Loan Amount: \$975,000
16. LTV on Appraised Value: 65.00%
17. Net LTV on Appraised Value: 63.42%
18. Fractional Interests (20): \$48,750 or 5.00%
19. Lender Rate: 9.50%
20. Monthly Payment to Lender: \$8,125.00
21. Market Rental Income: \$7,250/mo.
22. Amortization/Term: Interest Only / 24 Mos
23. Gross Protective Equity over Appraised Value: \$525,000
24. Guaranteed Interest: 6 Months
25. Prepaid Interest: 3 months
26. Borrower Credit: 633
27. Exit Strategy: Conventional Refinance




Photos








Documents

 Ytreus_-_Appraisal_-_1.5_Mil_-_5-2-22.pdf (application/pdf, 5020182KB)

 Ytreus_-_Preliminary_Report.pdf (application/pdf, 315801KB)

 Ytreus_-_Property_Profile.pdf (application/pdf, 365157KB)

 Ytreus_-_Value_-_Zillow__1_520_800.pdf (application/pdf, 102317KB)

Investor Questions

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