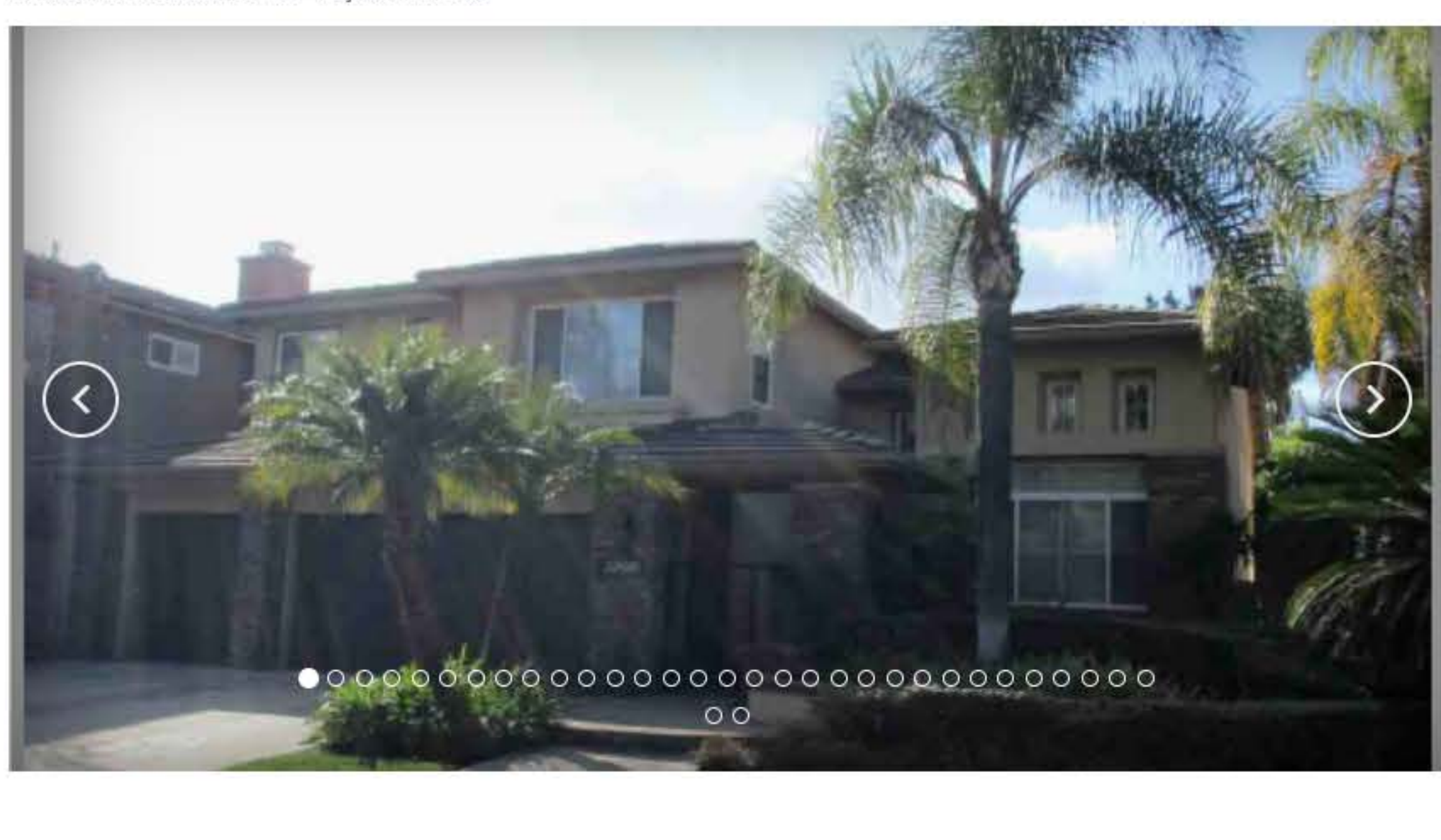


# \$113,000 2nd TD @ 9.5%, Cash-Out, SFR, OO, 24 Mos. Term, 39.56% CLTV, \$56,500 Min. Inv., 6 Mos. Guar. Int., 3 Mos Prepaid Int., Mission Viejo, CA

22585 Wakefield Mission Viejo CA 92692



- Overview
- Management
- Financial
- Property
- Map
- Photos
- Documents
- Questions

## Overview

Business owner is seeking a cash-out 2<sup>nd</sup> TD of this owner occupied SFR in Orange County. Proceeds from this loan will be invested back into the borrower's financial advisory business (<https://www.thurmondfinancial.com/>).

Our subject property is a beautiful two-story SFR located in a gate community in Mission Viejo and sits on a 6,000 sqft lot. The subject was built in 1996 and has 3,281 sqft of living space with 9 total rooms - 4 bedrooms, 3.5 baths and 3-car attached garage. The community includes: clubhouse, pool, spa, tennis courts, exercise room, and playground. The home is located near the 241 Toll Road and north of the 5 fwy, Lake Mission Viejo, schools, restaurants, shopping, recreation and medical facilities.

This is a 39.56% CLTV based on the Appraised value of \$1.580M. Loan structure features 6 months Guaranteed Interest and 3 months Prepaid Interest. Minimum investment for this Trust Deed is \$56,500 or 50.00%, yielding an 9.50% annualized return.

First mortgage is with Wells Fargo Home Mortgage at a 2.00% rate. The monthly principal and interest payment is \$2,728.07 and includes impounds for taxes and insurance.

What we like about this Trust Deed opportunity:

- Business Owner
- Orange County location
- 6 months Guaranteed Interest
- CLTV: 39.56%
- Net CLTV: 39.15%

Possible concerns:

- Borrower needs to close as soon 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

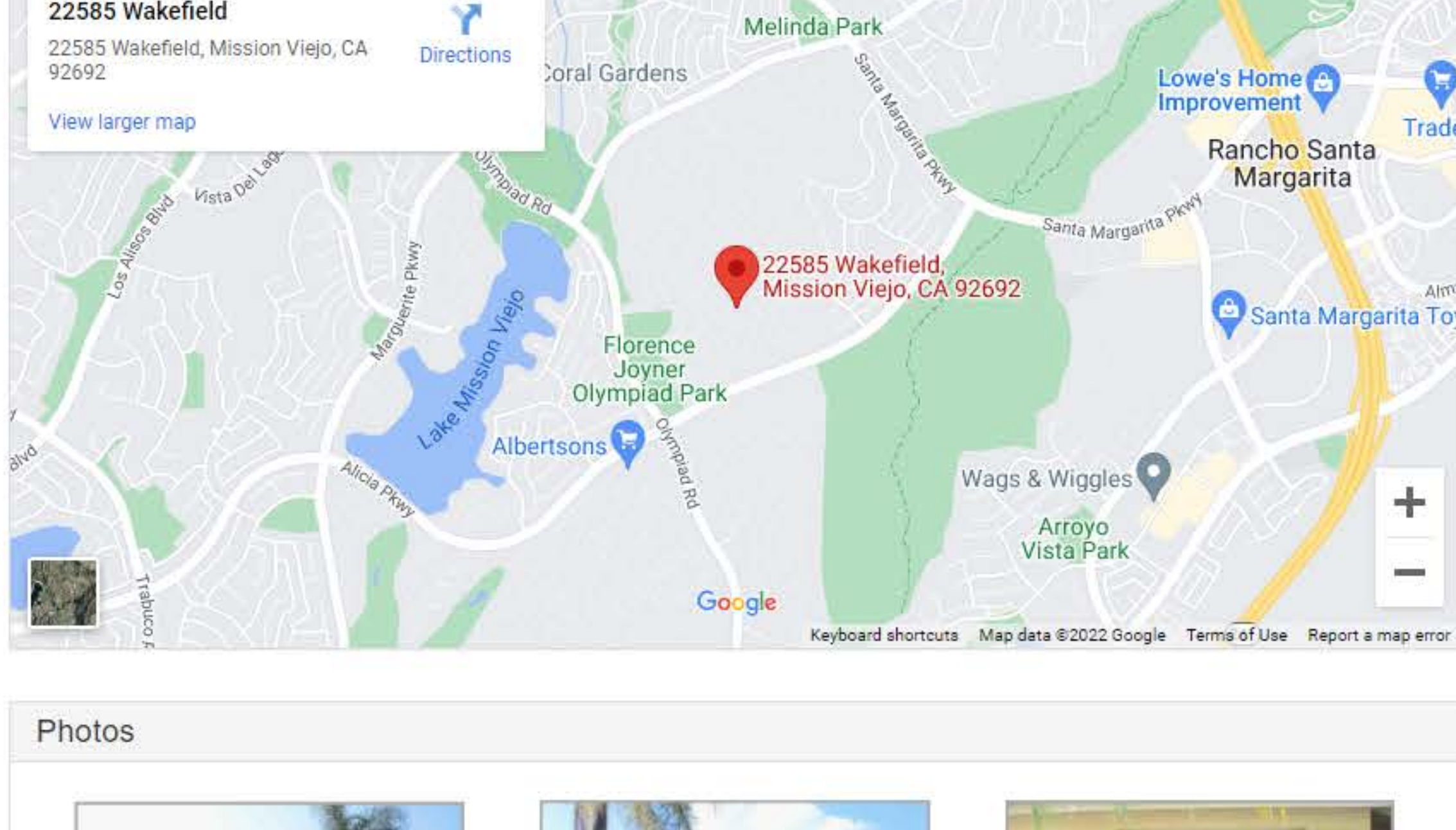
- Offering Type : Debt
- Investor Yield: 9.50%
- Minimum Raise Amount: \$113,000
- Minimum Investment Amount: \$78,175
- Loan amount (\$): \$113,000
- Lien position: 2 TD
- Borrower Credit Score: 625.0
- LTV/CLTV: 39.56%
- Deal Type: Cash Out
- Loan Term Length: 24
- Property Condition: No Rehab
- Lien Position: 2nd TD
- Loan Type: Business Purpose Cash-Out Refi
- Loan Amount: \$113,000
- Existing 1st TD Loan: \$512,122
- Combined Loan Amount: \$625,122
- CLTV on Appraised Value: 39.56%
- Net CLTV on Appraised Value: 39.15%
- Fractional Interests (2): \$56,500 or 50%
- Lender Rate: 9.50%
- Monthly Payment to Lender: \$894.58
- Amortization/Term: Interest Only / 24 Months
- Gross Protective Equity over Appraised Value: \$954,877
- Guaranteed Interest: 6 Months
- Prepaid Interest: 3 Months
- Borrower Credit: 625
- Exit Strategy: Conventional Refinance

## Property Overview

See Previous

## Property Highlights

- Property Type: SFR
- Appraised Value: \$1,580,000
- Gross Living Area: 3,281 s.f.
- Appraised Value/sqft: \$481.56
- Lot Size sqft: 6,000
- Total Rooms: 9
- Bedrooms: 4
- Bathrooms: 3.5
- Stories: 2
- Garage: 3-car attached
- Exterior Wall: Stucco
- Year Built: 1996
- Architectural Style: Contemporary
- Occupancy: Owner Occ.
- County: Orange
- Zoning: Residential
- APN: 786-331-35
- Est. Closing Date: 12/19/2022



## Photos

