

**\$123,750 2nd TD @ 10.00%, SFR, 65.00% CLTV, 64.54% Net CLTV, CO, OO, 6 Mos. Guar., 3 Mos. Prepaid, Min. Inv. \$41,250 Min. Inv., 24 Mos., Winchester, CA 92596**

31371 Verde Mare Drive Winchester CA 92596



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

#### Overview

649 FICO successful business owner is seeking a \$123,750 2<sup>nd</sup> Trust Deed cash-out on this beautiful owner-occupied SFR in Winchester, Riverside County, CA. The loan proceeds will be put towards the borrower's business, Kim's Cleaning Services, LLC., which has seen much expansion over the past year. She plans to purchase more equipment and do more marketing to maximize revenue. The borrower's \$394,000 1st TD is a conventional loan, 30-year term @ 4.625% fixed rate which is current and in good standing. Exit strategy is a conventional refinance.

The subject property is a two-story, Contemporary styled SFR in a very desirable neighborhood of Winchester, CA. It is in immaculate condition and features a total of 13 rooms including 5 bedrooms and 6 bathrooms as well as a casita, "man-cave," and parking for an RV. The home features a large open floor plan and high-end amenities. The home is 3,748 SF and sits on a large 7,840 SF lot. The subject property is very well located, near many family friendly parks, churches, popular golf courses and public/private schools. The subject property is just north of Murrieta and Temecula and just South of Diamond Valley Lake.

This is a 65.00% CLTV and 64.54% Net CLTV based on a recent Broker Price Opinion (BPO) value of \$815,000. Minimum investment for this Trust Deed is \$41,250 or 33.33%, yielding a 10.00% annualized return.

What we like about this Trust Deed opportunity:

- Successful business owner whose business is expanding
- Popular & Quiet Family friendly Suburban SFR in Winchester, CA
- 10.00% Investor Yield
- CLTV: 65.00% / Net CLTV 64.54%
- \$285,250 Gross Investor Protective Equity
- 6 Months Guaranteed
- 3 Months Prepaid

Possible concerns:

- Borrower would like to close as soon as possible

#### 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. Michael Veal



Mr. Sandy MacDougall CTD

#### Financial

- Offering Type : Debt
- Investor Yield: 10.00
- Minimum Raise Amount: \$123,750
- Minimum Investment Amount: \$41,250
- Loan amount (\$): \$123,750
- Lien position: 2 TD
- Borrower Credit Score: 649.0
- LTV/CLTV: 65.0%
- Deal Type: Cash Out
- Loan Term Length: 24
- Property Condition: No Rehab
- Loan Type: Business Purpose Cash-Out
- BPO Value: \$815,000
- Existing 1st Trust Deed: \$406,000
- New 2nd Trust Deed Loan Amount: \$123,750
- Total Combined Liens: \$529,750
- Lender Rate: 10.00%
- New Lien Position: 2nd TD

Pledged 0%

Follow this offering

|                          |              |
|--------------------------|--------------|
| ● Loan amount (\$)       | \$123,750    |
| ○ Estimated Closing Date | Nov 25, 2022 |
| 📶 Investor Yield         | 10.00        |
| 📦 Min. Investment        | \$41,250     |

#### Investors

| Name | Amount |
|------|--------|
|      |        |

🔔 Contact Sponsors



Sandy MacDougall CTD

✉ Send Message  
Email Sandy  
📞 (949) 632-6145



Michael Veal

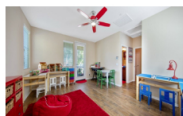
✉ Send Message  
Email Michael  
📞 (323) 797-0001

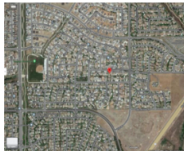
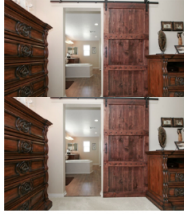
CLTV on BPO Value / Net CLTV on BPO Value: 65.00% / 64.54%  
Fractional Interests (3): \$41,250  
Monthly Payment to Lender: \$1,031.25  
Guaranteed Interest: 6 mos.  
Prepaid Interest : 3 Mos.  
Gross Protective Equity over BPO Value: \$285,250  
Amortization/Term: Interest Only Due in 24 Months  
Borrower FICO: 649  
Exit Strategy: Conventional Refinance

#### Property Highlights

APN #: 480-750-012  
Property Type: SFR  
Broker Price Opinion Value: \$815,000  
Subject Bed/Bath: 5 Bed / 6 Bath  
Subject Living SF: 3,748 SF  
Subject Lot Size: .18 acres  
Subject Exterior: Wood/Stucco  
Subject Architectural Style: Traditional  
Subject Stories: Two  
Subject Year Built: 2013  
Subject Occupancy: Owner Occupied  
Subject Zoning: Residential

Covina, Riverside





#### Documents

- [Gonzalez\\_-\\_BPO\\_\\_815k.pdf \( application/pdf, 6484936KB\)](#)
- [Gonzalez\\_-\\_Preliminary\\_Report.pdf \( application/pdf, 278065KB\)](#)
- [Gonzalez\\_-\\_Property\\_Profile.pdf \( application/pdf, 722189KB\)](#)
- [Gonzalez\\_-\\_Value\\_-\\_Redfin\\_\\_794\\_670.pdf \( application/pdf, 2860162KB\)](#)
- [Gonzalez\\_-\\_Value\\_-\\_Zillow\\_\\_752\\_300.pdf \( application/pdf, 866232KB\)](#)

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#### Investor Questions

Write your question here ...

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### Covering California

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### Contact Us

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