

\$235,000 2nd TD @ 12.00%, 60.60% CLTV, 55.73% Net CLTV, NOO, SFR, CO, 24 Mos Term, 12 Mos. Guar Int, 12 Mos Prepaid Int, \$ 47,000 min inv, Temecula, CA 92592

43327 Modena Dr Temecula CA 92592



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Overview

797 Credit score real estate investor is seeking a new business purpose cash-out 2nd TD on this non-owner occupied investment property in Temecula, CA in Riverside County. Funds from our loan will be used to payoff an existing 2nd as well as for making improvements to the same property.

The subject property is 1,973 SF ranch style SFR sitting on a 5,662 SF lot. The home has 8 total rooms with 4 BR/2 BA and a 2-car attached garage. The property is close to HWY 79 and centrally located to schools, entertainment, restaurants, shopping, parks and medical facilities. Monthly rental income is \$2,200/mo. Exit strategy from our loan is a conventional refinance.

This loan is 60.60% CLTV and 55.73 Net CLTV on the BPO value of \$675k. Loan structure features 12 months' guaranteed interest, 12 months' prepaid interest and 12.00% annualized return. Minimum investment is \$47,000 or 20%.

What we like about this Trust Deed opportunity:

- Non-owner Occupied Investment Property
- 12.00% Annualized Return
- 12 months Guaranteed Interest
- 12 months Prepaid Interest
- \$2,200/month rental income
- Centrally located to retail and transit
- Strong credit

Possible concerns:

- Need 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: 12.00%
 Minimum Raise Amount: \$235,000
 Minimum Investment Amount: \$47,000
 Loan amount (\$): \$235,000
 Lien position: 2 TD
 Borrower Credit Score: 797.0
 LTV/CLTV: 60.6%
 Deal Type: Cash Out
 Loan Term Length: 24
 Property Condition: Minor Rehab
 Lien Position: 2nd TD
 Broker Price Opinion Value: \$675,000
 Existing 1st Trust Deed: \$174,000
 New 2nd Trust Deed Loan Amount: \$235,000
 Total Combined Loan Amount: \$409,000
 Loan Type: Business Purpose Cash-Out
 CLTV on BPO Value: 60.60%
 Net CLTV on BPO Value: 55.73%
 Fractional Interests (5): \$47,000 or 20.00%
 Lender Rate: 12.00%
 Monthly Payment to Lender: \$2,350.00
 Amortization/Term: Interest Only / 24 Mos

Pledged 0%

Follow this offering

Loan amount (\$)	\$235,000
Estimated Closing Date	Nov 16, 2022
Investor Yield	12.00%
Min. Investment	\$47,000

Investors

Name	Amount
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Contact Sponsors



Sandy MacDougall CTD

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

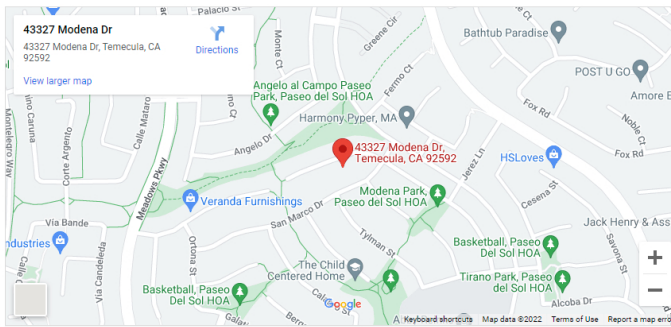
Gross Protective Equity over Appraised Value: \$265,950.74
Guaranteed Interest: 12 Months
Prepaid Interest: 12 months
Borrower Credit: 797
Exit Strategy: Conventional Refinance

Property Overview

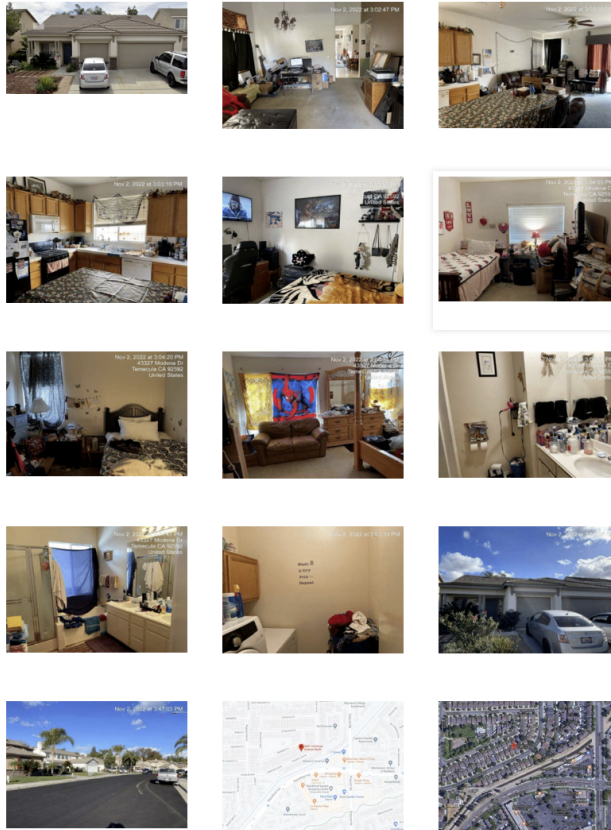
See previous.

Property Highlights

Property Type: Single Family Residence
BPO Value: \$675,000
Home sqft: 2,624
BPO Value/sqft: \$257.24
Lot Size sqft: 5,662 or .013 acre
Total Rooms: 8
Bedrooms: 4
Bathrooms: 2
Stories: 1
Garage: 2-car attached garage
Exterior Wall: Wood
Year Built: 1999
Style: Ranch
Occupancy: Non Owner Occ.
County: Riverside
Zoning: Residential
APN: 959-154-009



Photos



Documents

Cardenas_-_BPO_-_675k_-_11-4-22.pdf (application/pdf, 3702286KB)

- [Cardenas_-_Preliminary_Report_\(1\).pdf \(application/pdf, 284061KB\)](#)
- [Cardenas_-_Property_Profile.pdf \(application/pdf, 538732KB\)](#)
- [Cardenas_-_Value_Redfin__751_968.pdf \(application/pdf, 4164486KB\)](#)

🗨️ Investor Questions

Write your question here ...

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