

**\$300,000 2nd TD @ 11.50%, 63.41% CLTV, Cash-Out, SFR, OO, 36 Mos. Term, \$60,000 Min. Inv., 6 Mos. Guar. Int., 3 Mos Prepaid Int., Huntington Beach, CA**

19801 Island Bay Lane Huntington Beach CA 92648



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**Overview**

721 credit score and successful business owner is seeking a cash-out 2<sup>nd</sup> TD on this owner occupied SFR in Orange County. Proceeds from this loan will be invested into expanding the borrower's company (Iconic Coatings Company - <https://iconiccoatingscompany.com/home>).

Our subject property is a beautiful two-story SFR located in Huntington Beach and sits on a 7,440 sqft lot. The subject was built in 1970 and has 2,812 sqft of living space with 10 total rooms - 5 bedrooms, 3 baths and a spacious 3-car attached garage. The home is located near the Huntington Club golf course, Huntington Beach Dog Beach, the local High School, parks, restaurants, shopping, and recreation.

This is a 63.41% CLTV based on the BPO value of \$2.5M. Appraisal Value is \$2.6 Mil. Loan structure features 6 months Guaranteed Interest and 3 months Prepaid Interest. Minimum investment for this Trust Deed is \$60,000 or 20.00%, yielding an 11.50% annualized return.

What we like about this Trust Deed opportunity:

- Successful business owner
- 721 credit score
- Orange County location
- Pool/spa
- Established neighborhood
- 6 months Guaranteed Interest
- CLTV: 63.41%
- Net CLTV: 63.02%

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: 11.50%  
 Minimum Raise Amount: \$300,000  
 Minimum Investment Amount: \$60,000  
 Loan amount (\$): \$300,000  
 Lien position: 2 TD  
 Borrower Credit Score: 721.0  
 LTV/CLTV: 63.41%  
 Deal Type: Cash Out  
 Loan Term Length: 36  
 Property Condition: No Rehab  
 Lien Position: 2nd TD  
 Loan Type: Business Purpose Cash-Out Refi  
 BPO Value: \$2,500,000  
 New 2nd TD Loan Amount: \$300,000  
 Existing 1st TD Loan: \$1,348,577  
 Combined Loan Amount: \$1,648,577  
 CLTV on BPO Value: 63.41%  
 Net CLTV on BPO Value: 63.02%  
 Fractional Interests (5): \$60,000 or 20%  
 Lender Rate: 11.50%  
 Monthly Payment to Lender: \$2,875

Pledged 0%

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Loan amount (\$)	\$300,000
Estimated Closing Date	Nov 11, 2022
Investor Yield	11.50%
Min. Investment	\$60,000

**Investors**

Name	Amount
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**Contact Sponsors**

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

Amortization/Term: Interest Only / 36 Months  
Gross Protective Equity over BPO Value: \$951,423  
Guaranteed Interest: 6 Months  
Prepaid Interest: 3 Months  
Borrower Credit: 721  
Exit Strategy: Conventional Refinance

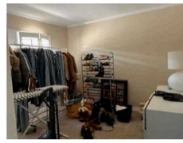
### Property Overview

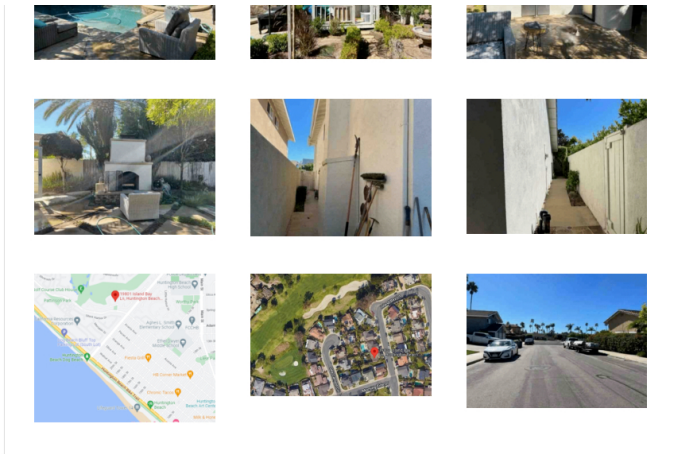
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### Property Highlights

Property Type: SFR  
BPO Value: \$2,500,000  
Appraisal Value: \$2,600,000  
Gross Living Area: 2,812 s.f.  
BPO Value/sqft: \$924.61  
Lot Size sqft: 7,440 or .17 acres  
Total Rooms: 10  
Bedrooms: 5  
Bathrooms: 3  
Stories: 2  
Garage: 3-car attached  
Exterior Wall: Wood, stucco  
Year Built: 1970  
Architectural Style: Traditional  
Occupancy: Owner Occ.  
County: Orange  
Zoning: Residential  
APN: 023-221-16

### Photos





- Documents**
- [Nein\\_-\\_Preliminary\\_Report.pdf](#) ( application/pdf, 348669KB)
  - [Nein\\_-\\_Property\\_Profile.pdf](#) ( application/pdf, 818576KB)
  - [Nein\\_-\\_Value\\_-\\_Redfin\\_\\_2\\_530\\_403.pdf](#) ( application/pdf, 2373243KB)
  - [Nein\\_-\\_Value\\_-\\_Zillow\\_\\_2\\_290\\_800.pdf](#) ( application/pdf, 141026KB)
  - [Nein\\_-\\_BPO\\_-\\_2\\_5\\_Mil\\_-\\_10-24-22.pdf](#) ( application/pdf, 5106780KB)

**Investor Questions**

Write your question here ...

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