

Updated 11/21/22: \$596,000 1st TD @ 13.50%, 80.00% LTV, 13.24% Net LTV, Bus. Purp. C/O Refi for Const., SFR, 100% Funds Control, 12 Mos. Term, 6 Mos. Guar Int., 6 Mos. Prepaid, \$59,600 Min. Inv., Apple Valley, CA
 17182 Ta-Wan-Ka Road; Lot 92, Tract: 14514-1, APN: 0472-461-09-0000 Apple Valley CA 92307



Overview Management Financial Property Map Photos Documents Questions

Overview

732 and 723 FICO, 3x Successful Mortgage Vintage borrowers and 30+ years experienced residential developers are seeking a 1st TD loan to finish development on this "pre-sold", SFR property in Apple Valley, San Bernardino County, CA. Borrowers own "Evergreen Homes, LLC" [Evergreen Homes \(evergreenhomesca.com\)](http://evergreenhomesca.com). Borrowers have already built and sold 55+ SFRs similar to this subject property in this same "Dorada @ Vista Del Sol Estates" tract. Evergreen Homes has 100 lots under contract and our loan allows the borrowers to close on this pre-sold subject property lot and obtain 100% of the funds needed to build the house. This Dorada development has 20 homes completed with inhabitants and 35 homes purchased and under construction. Sales remain brisk for these wonderful homes and the borrower has selected Mortgage Vintage and CrowdTrustDeed again to provide this financing. The 3 loans Mortgage Vintage originated last year with this borrower performed perfectly and, per the same plan as this loan, were paid off by the end buyer at construction completion.

Borrowers' resume includes having successfully "sold out" 4 large residential communities to date in Victorville, Oak Hills, Spring Valley Ridge and now Apple Valley. Funds from this loan will be put into "Funds Control" and shall be released as construction progresses. The construction budget is vetted by the General Contractor and is in line with the many other recently completed homes in the project. Exit strategy from our loan is the sale of the property that is already in escrow with a final buyer's \$10k deposit. The final buyer has been approved for future conventional financing to take us out.

Borrowers have all approved plans and permits in place and \$1.85 Mil.+ "skin in the game" put into this project on permits, entitlements and infrastructure. Borrower's are also paying closing costs on this purchase.

The subject view property when finished will be a brand new, semi-custom, 1 story, ranch style SFR in the "Dorado @ Vista Del Sol Estates" in Apple Valley, CA. The subject property will have 3,402 SF of living space, sitting on a 23,304 SF lot. The subject property will have a total of 11 rooms, 6 Bed / 3 Bath, attached 3 car garage, energy efficient systems throughout, courtyard and covered patio. The subject property is within 10 minute proximity to many shopping plazas, shops, restaurants and schools near the city of Victorville and the 15 & 18 Interstate freeways. Lot # 92, APN: 0472-461-09-0000

This loan is 80.00% LTV based on the recent after-completion Appraised Value of \$745,000. Loan structure feLot # 92, APN: 0472-461-09-0000atures 6 months' guaranteed interest, 6 months' prepaid interest and 13.50% annualized return and funds control of 100% of the estimated Construction Amount. Minimum investment is \$59,600 or 10.00%. Exit strategy for our loan is for the Buyer, who is under contract to buy the home, to get their pre-approved conventional purchase financing. These end buyers have deposits of \$10k in place and are Fannie Mae approved borrowers. Those end buyer Credit Scores are 721 and 706.

What we like about this Trust Deed opportunity:

- 732 & 723 credit scores
- 13.50% Annualized Return
- 6 months Guaranteed Interest
- 6 months Prepaid Interest
- Buyer in place and under contract for the finished house
- 100% Funds Control for \$452,697 Construction Funds
- Previous and successful MVI Borrowers
- 13.24% Net LTV

Possible concerns:

Pledged 0%

Pledge Today	
Following	
● Loan amount (\$)	\$596,000
⌚ Estimated Closing Date	Nov 25, 2022
📊 Investor Yield	13.50%
🏠 Min. Investment	\$59,600

Investors

Name	Amount
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🔔 Contact Sponsors

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

Borrower would like to close as quickly 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: 13.50%
Minimum Raise Amount: \$596,000
Minimum Investment Amount: \$59,600
Loan amount (\$): \$596,000
Lien position: 1 TD
Borrower Credit Score: 723.0
LTV/CLTV: 80.0%
Deal Type: Cash-Out Refinance
Loan Term Length: 12
Property Condition: Ground Up Construction
Lien Position: 1st TD
Loan Type: Business Purpose Cash-Out Refi for Construction
End Buyer Purchase Price: \$780,261
After Completion Appraisal Value: \$745,000
Loan Amount: \$596,000
After Completion LTV on Appraised Value : 80.00%
Funds Control: \$452,697
Net CLTV: 13.24%
Fractional Interests (10): \$59,600 or 10.00%
Lender Rate: 13.50%
Monthly Payment to Lender: \$6,705.00
Amortization/Term: Interest Only / 12 Mos
Gross Protective Equity over Appraised Value: \$149,000
Guaranteed Interest: 6 Months
Prepaid Interest: 7 Months
Borrower Credit: 732 & 723
Exit Strategy: Conventional purchase financing

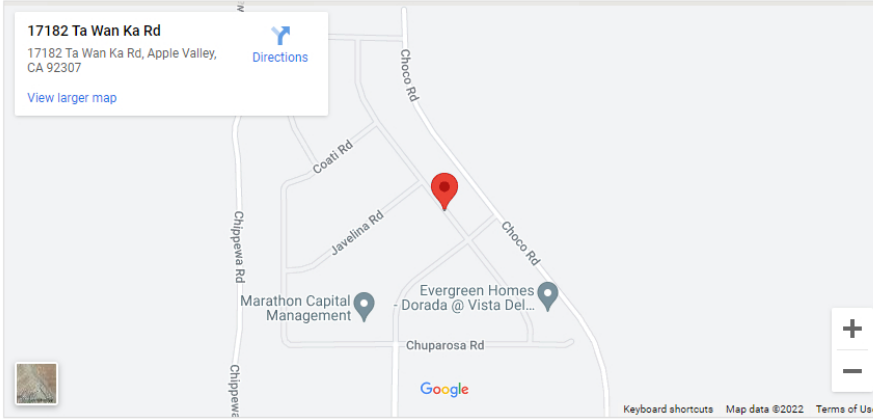
Property Overview



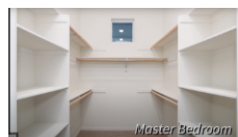
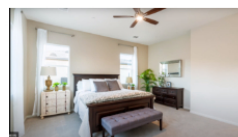
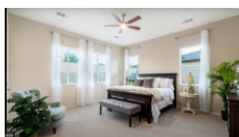
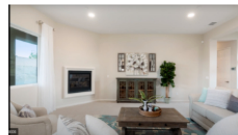
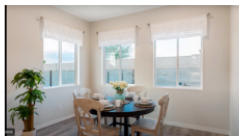
Property Highlights

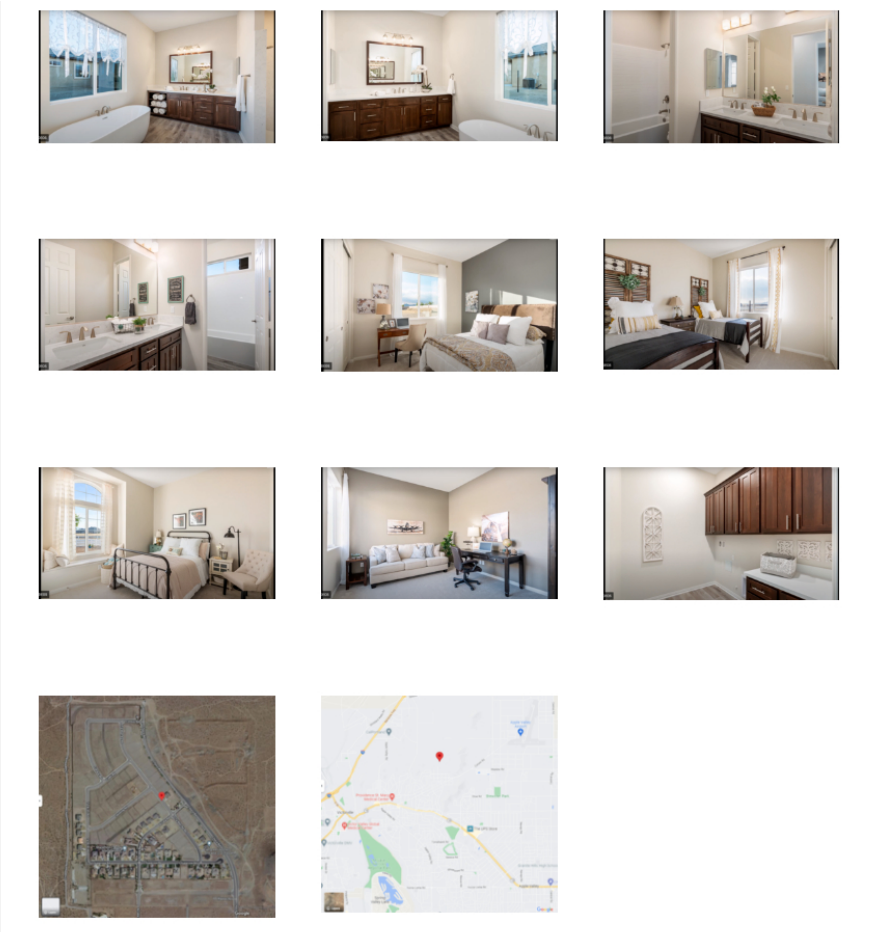
Lot # 92
Property Type: Single Family Residence
After Completion Appraised Value: \$745,000
Under Contract Purchase Price for New Buyer: \$780,261
Model # for Dorada: Residence #4
SFR SF: 3,402
Appraised Value/SF: \$218.99

Lot Size: 23,304 SF
Total Rooms: 11
Bedrooms: 6
Bathrooms: 3
Stories: 1
Garage: 3-car attached garage
Exterior Wall: Wood, stucco
Year Built: 2022
Style: Semi-Custom
Occupancy: Non Owner Occ.
County: San Bernardino
Zoning: R-1
APN: 0472-461-09-0000



Photos





Documents

- [Faherty_-_Appraisal_-_745K_-_17182-Ta-Wan-Ka_Rd__Apple_Valley__CA_92307.pdf](#) (application/pdf, 2569946KB)
- [Faherty_-_Preliminary_Report_\(Lot_92\).pdf](#) (application/pdf, 404771KB)
- [Dorada_EMAIL_Brochure_\(Plan_2_side_garage\)__3.19.2022.pdf](#) (application/pdf, 2884657KB)
- [Faherty_-_Itemized_Construction_Budget_-_Lot_92_-_9.1.2022.pdf](#) (application/pdf, 91884KB)

Investor Questions



Sandy MacDougall

June, We have had a few questions from investors about the loans that the future buyers have for Lots 88, 91 and 92. The question is, with interest rates going up, will these pre-approvals still apply. Aka, will the future buyer still be able to qualify for the loan to buy the house or is that a TBD? Sandy

on Sep 16

Reply



Sandy MacDougall

Hello Sandy These buyers all have a 12 month DU and by the time I finish building him two of them will be cash buyers right now one of them is a cash buyer they all have very very solid jobs and are well-established in their professions We have never seen a marginal buyer at Dorada. June

on Sep 16

Reply



Martin T

Is this available?

on Sep 26

Reply



Sandy MacDougall

testing reply

on Sep 26

Reply

Write your question here ...

Submit

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