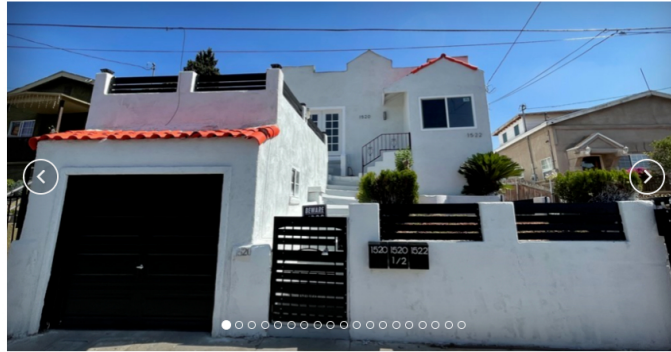


## \$731,500 1st TD @ 9.50%, 70.00% LTV, NOO, Tri-plex, Purch., 24 Mos Term, 6 Mos. Guar Int, \$73,150 min inv, Los Angeles, CA 90062

1520 Helen Dr. Los Angeles CA 90063



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

### Overview

761 creditor score Real estate investor is seeking a new business purpose purchase 1st TD on this non-owner occupied 3 unit investment property in Los Angeles, CA.

The subject property is 2,240 SF contemporary style duplex sitting on a 6,346 SF lot. The home has 15 total rooms with 6 BR/4 BA and a 1-car attached garage. Property consists of front house 3 bedrooms 2 full bathrooms, back house with 2 bedrooms 1 full bathroom, 3rd unit with 1 bedroom 1-bathroom, new exterior & interior paint, new windows d/pane, laminate hardwood floor through the 3 units, new plumbing & electrical fixtures, new roll up door, property has 1 car garage a long driveway that you're able to park up to 3 to 4 cars. Currently all 3 units are vacant. The property is close to schools, Cal State University, and 10 minutes from DTLA. Potential rental income is \$7,000/month. Exit strategy from our loan is a conventional refinance. Seller purchased the property earlier this year and completely remodeled the property and is now selling to our borrower.

This loan is 70.00% LTV on the BPO value of \$1,045,000. Loan structure features 6 months' guaranteed interest with a 9.50% annualized return. Minimum investment is \$73,150 or 10%.

What we like about this Trust Deed opportunity:

- Non-owner Occupied Investment Property
- Los Angeles Location
- 9.50% Annualized Return
- 6months Guaranteed Interest
- Recent Renovation
- \$7,500/month potential rental income
- 761 Credit Score

Possible concerns:

- Needs to close 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: \$731,500  
Minimum Investment Amount: \$73,150  
Loan amount (\$): \$731,500  
Lien position: 1 TD  
Borrower Credit Score: 761.0  
LTV/CLTV: 70.0%  
Deal Type: Purchase  
Loan Term Length: 24  
Property Condition: No Rehab  
Purchase Price: \$1,045,000  
Lien Position: 1st TD  
Loan Type: Business Purpose Purchase  
Loan Amount: \$731,500  
LTV on BPO Value: 70.00%  
Fractional Interests (10): \$73,150 or 10.00%  
Lender Rate: 9.50%  
Monthly Payment to Lender: \$5,791.04  
Amortization/Term: Interest Only / 24 Mos  
Gross Protective Equity over BPO Value: \$313,500  
Guaranteed Interest: 6 Months

Pledged 40%

### My Investment \$73,150

[Follow this offering](#)

Loan amount (\$)	\$731,500
Estimated Closing Date	Nov 09, 2022
Investor Yield	9.50%
Min. Investment	\$73,150

[Pledge Again](#)

### Investors

Name	Amount
Sandy MacDougall	\$73,150
Michael Slater	\$73,150
Leonard Palmer	\$73,150
Anthony Lyon	\$73,150

### Contact Sponsors



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

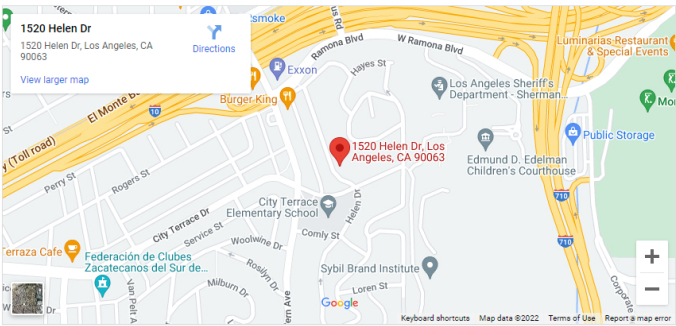
Borrower Credit: 761  
Exit Strategy: Conventional Refinance

## Property Overview

[See previous](#)

#### Property Highlights

Property Type: Tri-plex  
SBO Value and Purchase Price: \$1,045,000  
Home sqft: 2,240  
BPO Value/sqft: \$466.52  
Lot Size sqft: 6,346 or .15 acre  
Total Rooms: 15  
Bedrooms: 6  
Bathrooms: 4  
Stories: 1  
Garage: 1-car attached garage  
Exterior Wall: Stucco  
Year Built: 1925, Remodeled 2022  
Style: Contemporary  
Occupancy: Non Owner Occ.  
County: Los Angeles  
Zoning: Residential  
APN: 5225-009-017



Photos



#### Documents

-  Neiditch\_-\_BPO\_-\_1.045\_Mil\_-\_10-20-22.pdf ( application/pdf, 4039418KB)
-  Neiditch\_-\_Preliminary\_Report.pdf ( application/pdf, 1216131KB)
-  Neiditch\_-\_Property\_Profile.pdf ( application/pdf, 1064706KB)
-  Neiditch\_-\_Value\_-\_Redfin\_\_1.049M.pdf ( application/pdf, 1435891KB)
-  Neiditch\_-\_Value\_-\_Zillow\_\_1.049M.pdf ( application/pdf, 132796KB)

#### Investor Questions

Write your question here ...

Submit

#### Covering California

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#### Contact Us

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info@crowdtrustdeed.com

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