

**\$810,000 2nd TD @ 12.00%, 58.40% CLTV, 54.92% Net CLTV, NOO, REFI + Cashout, Commercial, 24 Mos., 6 Mos. Guar., 6 Mos. Prepaid Int., \$54,000 Min. Inv., La Habra, CA**

1201 South Beach Blvd. La Habra CA 90631



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### Overview

734 FICO real estate investor and successful business owner is seeking a \$810K 2<sup>nd</sup> Trust Deed loan on this non-owner-occupied, multi-tenant commercial-office building in La Habra, Orange County, CA. In addition to this subject property, borrower owns the lucrative "Imperial Spa" in Fullerton, CA with a branch in Las Vegas, NV. **The Imperial Spa - Spa in Orange County | Spa in Fullerton | Spa in Las Vegas | Special Treatment | Body Scrub Treatment | Massage Therapy**

The purpose of this loan is to refinance out of an existing, current and in good standing 2<sup>nd</sup> TD that is maturing and pull \$300K cash out for cosmetic upgrades to subject property (interior/exterior paint and new flooring) to increase subject property market value.

The borrower's current and in good standing \$2.8MK 1<sup>st</sup> TD is a conventional loan, 30 year @ 6.50%. Exit strategy: consolidate current 1<sup>st</sup> and our new 2<sup>nd</sup> TD commercial refinance within 2 years. This loan features \$2,490,000 Gross Investor Protective Equity off recent \$6.1M As is Appraisal.

The subject property is a two-story, multi-tenant commercial-office building named "The Offices At Westridge" on Beach Boulevard located in the heart of La Habra, Orange County, CA and sits just across the street from Lowe's and Amazon Fresh. The subject property features high visibility and easy access at the intersection of Imperial Highway and Beach Blvd. The subject property features high parking ratio (112 total parking spots), a communal courtyard, 2<sup>nd</sup> floor wrap around balcony with view and great tenant visibility signage. The subject property consists of 32,974 SF of leasable office space and sits on an 88,906 SF lot. The subject property features 26 office units. The tenant mixture are offices, insurance office, financial service office, academies, a church, clinics, a makeup studio, and nail shop. The subject property on Beach Boulevard is surrounded by commercial properties including the national franchise restaurants, strip retail/neighborhood shopping centers, lifestyle shopping centers, and the multi-family residential communities. The subject property is very well located just 7.8 miles from Disneyland Park, 9.4 miles from Angel Stadium of Anaheim, 17.6 miles from John Wayne Airport, and 18.6 miles from Downtown Los Angeles.

The subject property has easy access to major highways, just 3.8-miles from I-5 (Santa Ana Freeway), 4.1-miles from R-91 (Artesia Freeway) and is 0.2-mile from SR-90 (Imperial Highway).

The subject property is currently 76.20% occupied, earning a gross total of \$38,335 per month. Once remodeling is complete on 6 vacant units, borrower intends to attract new tenants to increase maximum occupancy, increasing monthly lease income. The monthly principal and interest mortgage payment on borrower's current 1<sup>st</sup> TD is \$23,007 and the interest payment on our new 2<sup>nd</sup> TD is \$9,112 monthly. Total 1<sup>st</sup> & 2<sup>nd</sup> mortgage payments = \$32,119 monthly. The current monthly lease exceeds combined monthly mortgage payments. That number will increase with added tenant occupancy upon minor remodel completion. In addition to lease income from subject property, borrower owns other businesses for multiple sources of income to service both mortgage payments until borrower consolidates both mortgages into a conventional commercial refinance loan.

Net Operating Income is \$359,735/yr. and the applied Cap Rate for this \$6.1 Mil. value is 5.75%. This is a 58.90% CLTV and 54.92% Net CLTV based on recent "As is" Appraised Value of \$6,100,000. Minimum investment for this Trust Deed is \$54,000, yielding a 12.00% annualized return with 6 Mos. Guaranteed Interest and 6 Months Prepaid Interest.

What we like about this Trust Deed opportunity:

- 734 FICO, very experienced real estate investor and business owner with multiple sources of income to service this new 2<sup>nd</sup> TD and existing 1<sup>st</sup> TD
- Very well-located Office Building in La Habra, Orange County, CA
- Multi-tenant income generating
- 12.00% Investor Yield
- CLTV: 58.90% / Net CLTV: 54.92%
- \$2,490,000 Gross Investor Protective Equity
- 6 Months Guaranteed
- 6 Months Prepaid

Possible concerns:

- Borrower would like 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

Pledged 0%

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Loan amount (\$)	\$810,000
Estimated Closing Date	Nov 18, 2022
Investor Yield	12.00%
Min. Investment	\$54,000

### Investors

Name	Amount
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### Contact Sponsors

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**Nicole Smith**  
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(949) 637-2977

portfolio can achieve 8% - 12% current income returns through these real estate secured investments.



Mr. Sandy MacDougall C.T.D.



Ms. Nicole Smith

### Financial

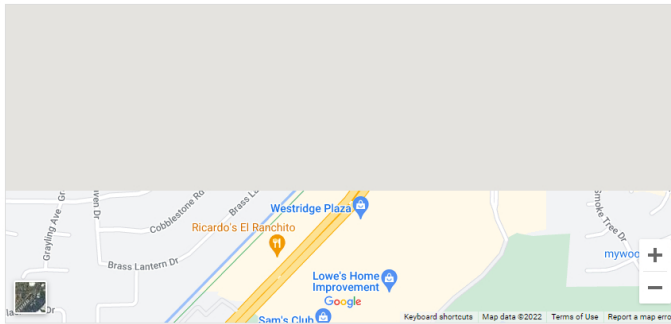
Offering Type : Debt  
Investor Yield: 12.00%  
Minimum Raise Amount: \$810,000  
Minimum Investment Amount: \$54,000  
Loan amount (\$): \$810,000  
Lien position: 2 TD  
Borrower Credit Score: 734.0  
LTV/CLTV: 58.9%  
Deal Type: Cash-Out Refinance  
Loan Term Length: 24  
Property Condition: No Rehab  
Lien Position: 2nd TD  
Loan Type: Cash Out Refinance  
Appraised Value : \$6,100,000  
Existing 1st Trust Deed: \$2,783,000  
Loan Amount: \$810,000  
Combined Loan Amount: \$3,593,000  
LTV on Appraised Value : 58.90% LTV  
Net LTV on Appraised Value: 54.92% Net LTV  
Fractional Interests (15): \$54,000  
Lender Rate: 12.00%  
Monthly Payment to Lender: \$8,100  
Amortization/Term: Interest Only / 24 Months  
Gross Protective Equity Appraised Value: \$2,507,139  
Guaranteed Interest: 6 Months  
Prepaid Interest: 6 Months  
Borrower Credit: 734  
Net Operating Income (NOI) : \$359,735/yr  
Cap Rate : 5.75%  
Exit Strategy: Commercial Refinance

### Property Overview

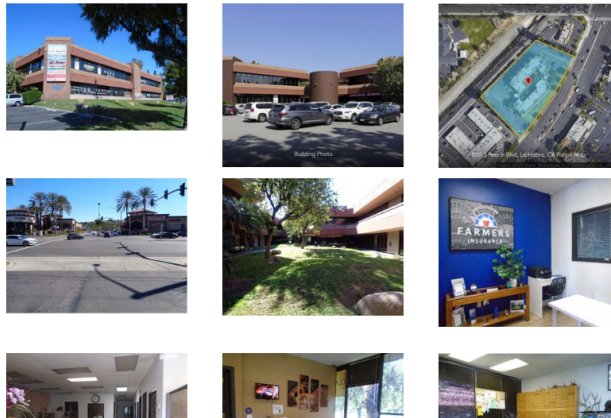
See description above.

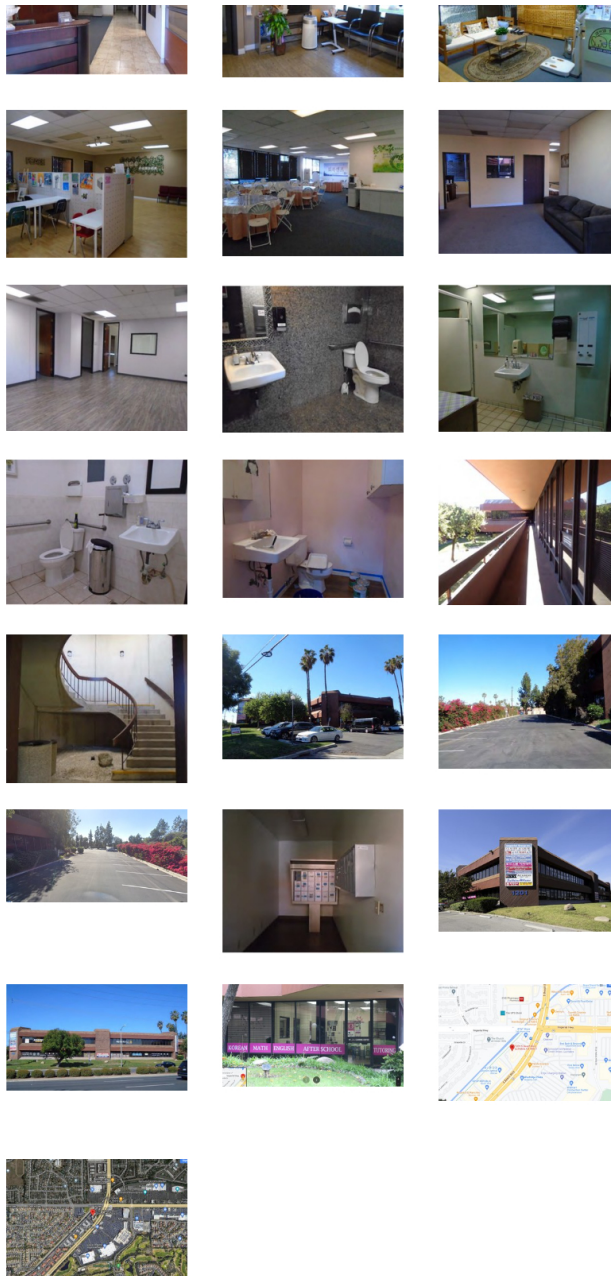
### Property Highlights

Property Type: Commercial - Multi Tenant Office  
Appraised Value: \$6,100,000  
Gross Leasable Space: 32,974 SF  
Total Lot Size: 88,906 SF  
Stories: Two  
Price Per Leasable SF: \$184.99  
Year Built: 1974  
Occupancy: Non-Owner Occupied  
County: Orange  
Zoning: C2 - Commercial  
Environmental: Low No Further Action Required  
Building Class: B  
APN: 019-184-02  
Parking: 112 Spaces



### Photos





- Documents
- [Kea\\_-\\_6.1M\\_Appraisal.pdf \( application/pdf, 5156480KB\)](#)
  - [Kea\\_-\\_6.1M\\_Appraisal\\_Review\\_1201\\_S\\_\\_Beach\\_Boulevard\\_La\\_Habra\\_Orange\\_County\\_CA\\_90631.pdf \( application/pdf, 851129KB\)](#)
  - [Kea\\_-\\_Preliminary\\_Report.pdf \( application/pdf, 512491KB\)](#)
  - [Kea\\_-\\_Property\\_Profile.pdf \( application/pdf, 973202KB\)](#)

Investor Questions

Write your question here ...

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