

**\$2,750,000 1st TD @ 14.75%, 25.00% LTV, 19.00% Net LTV, NOO, REFI and Funds Control, Land, 18 Mos. Term, 6 Mos. Guar., 18 Mos. Prepaid, \$78,572 Min. Inv., Lucerne Valley, San Bernardino, CA**

33400 Rabbit Springs Road Lucerne Valley CA 92356



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

**Overview**

787 successful real estate investor and business owner is seeking a 1<sup>st</sup> Trust Deed cash out refinance with Funds Control on these two tentatively entitled residential parcels totaling 244.67 acres known as "Wilshire Road". These two parcels are portions of and the Phase 1 residential development of the much larger 1,375 acres approved "Rancho Lucerne Master Plan" development in Lucerne Valley, San Bernardino County, CA also owned by Borrower.

The purpose of this loan is to pay-off small \$381K in existing liens on subject properties and place \$979K in Funds Control needed to record the Final Tract Map 15791-2 and a remaining \$598K cash out for working capital. This loan includes 18 Months of Prepaid Interest, equal to the 18-month Loan Term.

\$8,250,000 Investor Protected Equity on this As Is Land Only

To date, borrower has invested over \$25,000,000 on improvements on the entire "Rancho Lucerne" project. This includes grading, infrastructure, curbs, gutters, and utilities. Borrower has completed 95% of the horizontal development. Total spent \$25.4M. Refer to "Accounting record of Horizontal Development Cost Spent \$25.4M" in the Investor Dropbox. Borrower has also been awarded sufficient water rights and utilities to site.

Borrower is ready to record the Final Tract Map 15791-2 which will subdivide subject properties into 10 parcels: 9 parcels are residential 745 residential lots and one parcel is 29.70 acres commercial mix use.

Borrower has two home builders interested in buying 4 parcels. Borrower only needs to sell one of the parcels to pay off this loan. Copies of home builders Letter of Intent to buy are in the investor dropdown.

Exit Strategy: sale of one of the parcels or construction loan to pay off our loan.

The Rancho Lucerne Planned Development is a master planned community designed in response to the market development trends in the "High Desert". "The Rancho Lucerne Community" when completed will consist of the residential area(s), two school sites, a 27-hole golf course facility, 60,000 SF of office space, 120,000 SF of retail space, and 113 acres of parks.

Lucerne Valley is situated in the high desert of San Bernardino County approximately halfway between Los Angeles and Las Vegas, 20 minutes east of Highway 15 near the communities of Victorville, Hesperia and Apple Valley. The subject properties are also twenty miles from the Big Bear Lake Mountain Recreation Area, an area renowned for skiing, boating, fishing, and other outdoor activities. Directly adjacent to the project is the new Lucerne Valley High School. The project is served by two primary highways: State Route 247 to Barstow and Palm Springs, and State Route 18 to Victorville, Apple Valley and the Big Bear Lake Mountain Recreation Area. Interstate 15 (formerly "Route 66") provides access to San Bernardino, Riverside, Los Angeles and Las Vegas.

Project History: The Rancho Lucerne project was delayed due to real estate market crash in the mid 2000's as a result borrower put project on hold. Borrower began reinvesting into project in 2018 and is now positioned to record Final Tract Map 15791-2 for the Phase 1 residential development "Wilshire Road" portion of "Rancho Lucerne. As stated earlier, over \$25,000,000 has been spent on improvements for the Rancho Lucerne project.

This loan is a 25.00% LTV and 19.00% Net LTV on As Is Land only recent appraised value of \$11,000,000. The Aggregate Completion Value with finished lots appraised at \$62,250,000. Our loan is only based on the As Is Land value of \$11,000,000. Loan structure features 6 months' guaranteed interest, 18 months' prepaid interest and 14.75% annualized investor return. Minimum investment is \$78,572.

What we like about this Trust Deed opportunity:

- 787 FICO real estate investor
- \$25M Invested into this Master Plan Community to Date
- 14.75% Investor Yield
- 25.00% As Is Land LTV / 19.00% Net As Is Land LTV
- 6 months guaranteed interest
- 18 months prepaid interest & 18 months loan term
- \$8,250,000 Investor Protected Equity on this As Is Land Only

Possible concerns:

- Borrower would like to close quickly

**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

Pledged 0%

Follow this offering

Loan amount (\$)	\$2,750,000
Estimated Closing Date	Dec 09, 2022
Investor Yield	14.75%
Min. Investment	\$78,572

**Investors**

Name	Amount
------	--------

**Contact Sponsors**

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

**Nicole Smith**  
Send Message  
Email Nicole  
(949) 637-2977

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



Ms. Nicole Smith

### Financial

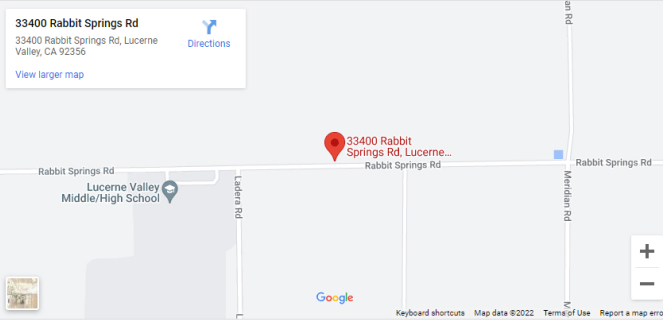
Offering Type : Debt  
Investor Yield: 14.75%  
Minimum Raise Amount: \$2,750,000  
Minimum Investment Amount: \$78,572  
Loan amount (\$): \$2,750,000  
Lien position: 1 TD  
Borrower Credit Score: 787.0  
LTV/CLTV: 25.0%  
Deal Type: Cash-Out Refinance  
Loan Term Length: 18  
Property Condition: Minor Rehab  
Property Appraised Value: \$11,000,000  
Lien Position: 1st TD  
Loan Type: Cash Out Refinance  
Loan Amount: \$2,750,000  
LTV on Appraised Value: 25.00% LTV / 19.00% Net LTV  
Fractional Interests (35): \$78,572  
Lender Rate: 14.75%  
Monthly Payment to Lender: \$33,802.08  
Amortization/Term: Interest Only / 18 Months  
Gross Protective Equity over Appraised Value: \$8,250,000  
Guaranteed Interest: 6 Months  
Prepaid Interest: 18 Months  
Borrower Credit: 787  
Exit Strategy: Sale of Property to Home Builders Once Tract Map Recorded

### Property Overview

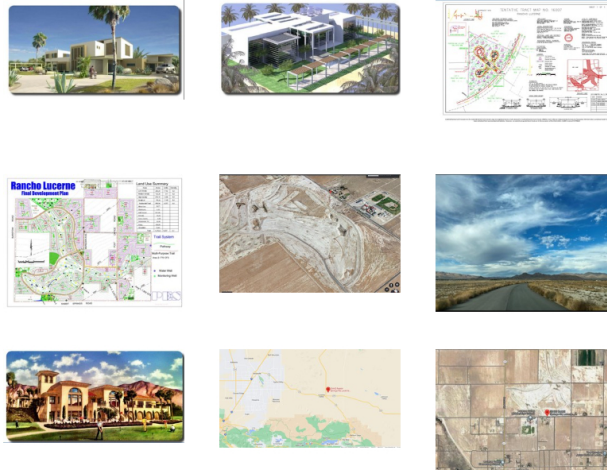
See description above.

### Property Highlights

Property Type: Two Parcels of Tentatively Entitled Residential Land known as "The Rancho Lucerne" Master Planned Community  
Appraised AS IS Land Value: \$11,000,000 or \$40,000 per Acre  
Lot Size: 244.67 Acres  
Occupancy: Non Owner Occupied  
County: San Bernardino  
Zoning: Lucerne Valley / Special Development - Residential  
APN: 0450-391-06 and 0450-381-09  
Water Rights: Approved  
Utilities to Site: Approved  
Tract-Map: Pending Approval



### Photos



Documents
<a href="#">Sarbaz_-_11M_Appraisal_-_As_Is_Value.pdf ( application/pdf, 862291KB)</a>
<a href="#">Sarbaz_-_Preliminary_Report_.pdf ( application/pdf, 284984KB)</a>
<a href="#">Sarbaz_-_Property_Profile.pdf ( application/pdf, 250572KB)</a>

🗨 Investor Questions

Write your question here ...

Submit

Covering California

260 Newport Center Dr. Suite #404  
Newport Beach, CA 92660

Contact Us

(949) 438-0591  
info@crowdtrustdeed.com

Follow

