

\$331,500 1st TD Blanket @ 10.50%, 65.00% LTV, 61.10% Net LTV, NOO, Condo, CO, 18 Mos Term, 6 Mos. Guar Int, 2 Mos Prepaid Int, \$33,150 Min. Inv., Indio, CA

82567 Avenue 48, Unit 60 & 48255 Monroe Street, Unit 24 Indio CA 92201



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Overview

Successful, existing Mortgage Vintage Inc. borrower and experienced real estate investor is seeking a blanket 1st TD business purpose cash out loan on these two non-owner occupied condo rental properties in Indio, Riverside County, CA. The funds from this loan will be used to refinance both investment properties in order to get funds to make minor renovations on some other investment properties. Borrower runs many successful short-term rental (VRBO and AirBnB) properties including these 2 Indio Condos.

The first subject property is a contemporary-style condo located in the "Indian Palms Country Club" in Indio. The subject property is on a 871 SF lot with 704 SF rental living space. The subject property has 2 Bed & 1 Bath and features a nice backyard view of the community swimming pool. The current tenant pays \$1,975/mo in rent. The property is located near the CA-111 HWY just south of the 10 FWY inside the Indio Palms Country Club and Resort and is near other country clubs, resorts, schools, restaurants, shopping and parks.

The second subject property is a traditional-style condo in Indio. The subject property is on a 1,742 SF lot with 1,018 SF rental living space. The subject property has 2 Bed & 2 Bath and 1 car attached garage. The subject property features a nice outdoor deck/patio. The current tenant pays \$2,100/mo in rent. The property is located near the CA-111 HWY just south of the 10 FWY and just across from the Indio Palms Country Club and Resort and is near other country clubs, resorts, schools, restaurants, shopping and parks.

This loan is 65.00% LTV on the combined BPO value of \$510k. Loan structure features 6 months' guaranteed interest, 2 months' prepaid interest and a 10.50% annualized return. Minimum investment is \$33,150 or 10.00%.

What we like about this Trust Deed opportunity:

- Non-owner Occupied Investment Property
- 10.50% Annualized Return
- 6 months Guaranteed Interest
- 2 months Prepaid Interest
- \$4,075/month rental income
- Stable, repeat borrower

Possible concerns:

- Needs 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 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: 10.50%
 Minimum Raise Amount: \$331,500
 Minimum Investment Amount: \$33,150
 Loan amount (\$): \$331,500
 Lien position: 1 TD
 Borrower Credit Score: 603.0
 LTV/CLTV: 65.0%
 Deal Type: Cash-Out Refinance
 Loan Term Length: 18
 Property Condition: No Rehab
 Lien Position: 1st TD
 Loan Type: Business Purpose Cash-Out Refi
 Loan Amount: \$331,500
 BPO Value Combined: 65.00%
 Net LTV on BPO Value: 61.10%

Pledged 0%

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Loan amount (\$)	\$331,500
Estimated Closing Date	Dec 27, 2022
Investor Yield	10.50%
Min. Investment	\$33,150

Investors

Name	Amount

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Sandy MacDougall

CTD

[Send Message](#)

[Email Sandy](#)

[\(949\) 632-6145](#)

Fractional Interests (6): \$33,150 or 10.00%
Lender Rate: 10.50%
Monthly Payment to Lender: \$2,762.50
Amortization/Term: Interest Only / 18 Mos
Gross Protective Equity over BPO Value: \$178,500
Guaranteed Interest: 6 Months
Prepaid Interest: 2 months
Borrower Credit: 603
Exit Strategy: Conventional Refinance

Property Overview

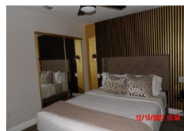
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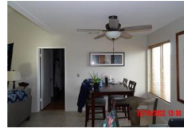
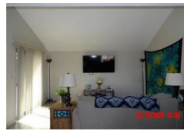
Property Highlights

Property Type: Condos
BPO Value (Ave 48): \$225,000
BPO Value (Monroe St): \$285,000
Combined BPO Value: \$510,000
Combined Home sqft: 1,722 (704 - Ave 48 & 1,018 - Monroe St)
BPO Value/sqft: \$296.17
Lot Size sqft: 2,613 (871 - Ave 48 & 1,742 - Monroe St)
Total Rooms: 8 total (4 & 4)
Bedrooms: 4 (2 bdrm - Ave 48 & 2 bdrm - Monroe St)
Bathrooms: 3 (1 ba - Ave 48 & 2 ba Monroe St)
Stories: 1
Garage: 1-car attached garage (Monroe St)
Exterior Wall: Stucco
Year Built: 1980
Style: Other
Occupancy: Non Owner Occ.
County: Riverside
Zoning: Residential
APN: 614-251-044 & 616-211-024



Photos





Documents

[Ramos_-_BPO_-_Ave_48_-_225k_-_12-19-22.pdf](#) (application/pdf, 3004925KB)

[Ramos_-_BPO_-_Monroe_-_285k_-_12-19-22.pdf](#) (application/pdf, 2957163KB)

[Ramos_-_Preliminary_Report.pdf](#) (application/pdf, 899259KB)

[Ramos_-_Value_Refin__207_092_\(82567_Avenue_48_60\).pdf](#) (application/pdf, 4116269KB)

[Ramos_-_Value_Redfin_-_275_369_\(48255_Monroe_St__24\).pdf](#) (application/pdf, 5444623KB)

Investor Questions

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