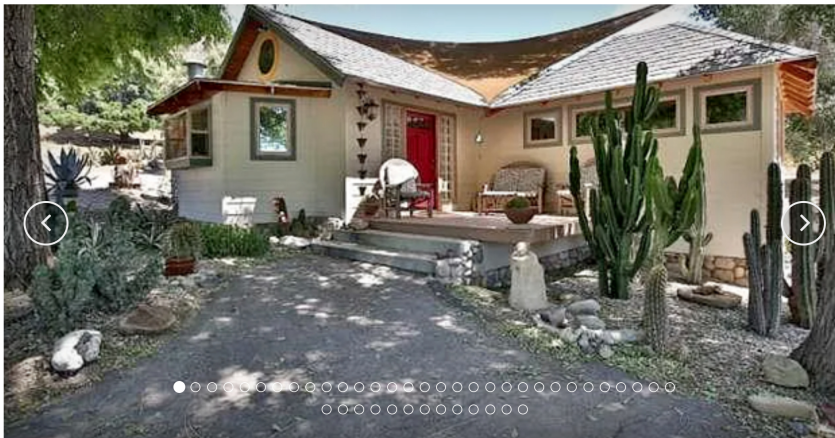


NEW: \$550,000 1st TD @ 9.50%, SFR & Land, 22.00% LTV, 19.58% Net LTV, OO, CO, 24 Mos. Term, 12 Mos. Guar. Int., 12 Mos. Prepaid Int., \$55,000 Min. Inv., Santa Paula, CA

8416 Wheeler Canyon Road Santa Paula CA 93060



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

Overview

Successful real estate investors and business owners are seeking a business purpose cash-out 1st TD on this free and clear, owner-occupied property to finish rehab on a restaurant they are opening in Summer 2023. The borrowers currently own several investment properties and also own and operate Calabasas Pet Wash. Their next business venture will be called Gunsmoke BBQ, which will be a new restaurant located at 817 E Main Street, Santa Paula, CA 93060. They purchased the restaurant that was originally there and have already begun rehab and improvements using their own funds to transform it into Gunsmoke BBQ.

The subject property consists of a 1-bedroom, 2-bathroom, 1,155 SF Single Family home, two 1-car garages, two open hay barns, two well reservoir tanks with a filtration system that purifies the house water, a brand-new large metal warehouse with a workshop and storage, and a new large outdoor patio and pool. The home, which is located at the top of Wheeler Canyon between Ventura and Santa Paula, sits on 76.88 beautiful acres of land consisting of orchards, pastures with livestock and beautiful rolling hills with incredible panoramic views. Accessed by a private gated entry, the property is truly one-of-a-kind.

The home is free and clear. The borrowers' purchased the property in 2016 for \$800,000 and were able to completely payoff the loan in 2018 from their rental income and business proceeds. This new loan is 22.00% LTV based off the recent appraisal of \$2,500,000. The Mortgage Vintage approved appraiser considered the subject property and improvements to be valued at \$500,000 and the land to be valued at \$2,000,000. Loan structure features 12 months of guaranteed interest, 12 months of prepaid interest and yields a 9.50% annualized return. Minimum investment of \$55,000 or 10.00%. Net LTV is 19.58% after the Prepaid Interest is applied. Exit Strategy is to refinance into a conventional loan or to just pay the loan off from the borrowers' business proceed.

What we like about this Trust Deed opportunity:

- Very low Loan to Value of 22.00%
- 19.58% Net LTV
- 12 months Prepaid interest
- 12 months Guaranteed Interest
- Successful real estate investors and business owners
- Property uniqueness, location, and views
- Free and Clear

Possible concerns:

- Borrowers would like to close quickly so they can finish the restaurant

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 (\$)	\$550,000
Estimated Closing Date	Dec 19, 2022
Investor Yield	9.50%
Min. Investment	\$55,000

Investors

Name **Amount**

[Contact Sponsors](#)



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



Michael Veal
[Send Message](#)
Email Michael
(323) 797-0001

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



Mr. Sandy MacDougall CTD



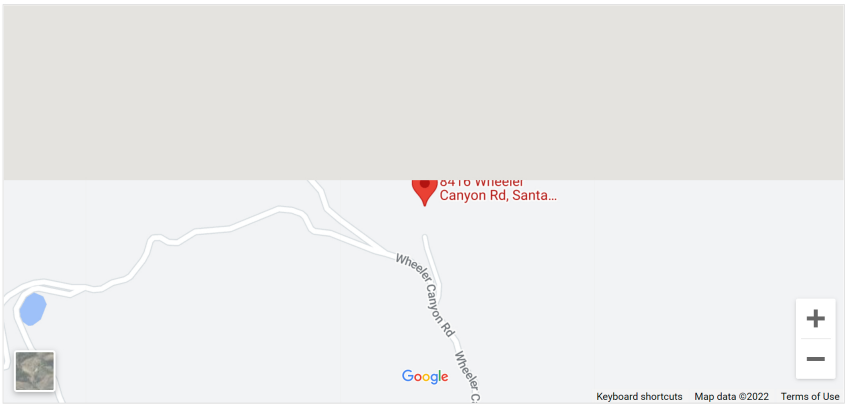
Mr. Michael Veal

Financial

Offering Type : Debt
Investor Yield: 9.50%
Minimum Raise Amount: \$550,000
Minimum Investment Amount: \$55,000
Loan amount (\$): \$550,000
Lien position: 1 TD
Borrower Credit Score: 614.0
LTV/CLTV: 22.0%
Deal Type: Cash Out
Loan Term Length: 24
Property Condition: No Rehab
Lien Position: 1st TD
Loan Type: Business Purpose Cash-Out
Appraised Value: \$2,500,000
Loan Amount: \$550,000
LTV on Appraisal Value: 22.00%
Net LTV on Appraisal Value: 19.58%
Fractional Interest (10): \$55,000 or 10%
Lender Rate: 9.50%
Monthly Payment to Lender: \$4,354.17
Amortization/Term: Interest Only due in 24 months
Gross Protective Equity over BPO Value: \$1,950,000
Guaranteed Interest: 12 months
Prepaid Interest: 12 months
Borrower Credit: 614 and 661
Exit Strategy: Conventional Refinance

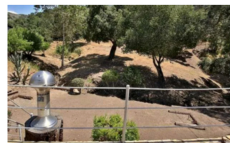
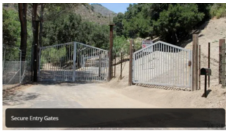
Property Highlights

Property Type: SFR & Land
Appraisal Value: \$2,500,000
Home S.F.: 1,155 SqFt Main Dwelling
Appraised Value/s.f.: \$2,164.50 on Main Dwelling
Lot Size: 76.88 acres (\$32,518.21 per acre)
Total Rooms: 3
Bedrooms: 1
Bathrooms: 2
Architectural Style: Adobe
Garage: Two 1-car garages and large warehouse
Exterior Wall: Wood/Stucco/Stone
Year Built: 2005
Zoning: OS-160 ac/HWCW
County: Ventura
Occupancy: Owner Occupied
APN: 062-0021-015



Photos







Documents

[Gordon_-_Appraisal_-_2_500_000.pdf](#) (application/pdf, 3618677KB)

[Gordon_-_Preliminary_Report.pdf](#) (application/pdf, 323592KB)

[Gordon_-_Property_Profile.pdf](#) (application/pdf, 651995KB)

Investor Questions

Write your question here ...

Submit

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