

**\$114,950 1st TD @ 11.50%, 55.00% LTV, 53.14% Net LTV, NOO, 4-Plex, CO, 36 Mos Term, 6 Mos. Guar Int, 3 Mos Prepaid Int, \$31,350 Min Inv, Redding, CA 96001**

1776 Kenyon Drive Redding CA 96001



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### Overview

717 and 699 credit score borrower and real estate investor is seeking a business purpose cash-out 1st TD on this non-owner occupied 4 plex property in Redding, CA in Shasta County. Funds from our loan will be used to payoff an existing \$83k 1st lien and for improvements to the property.

The subject property is a 4 plex with each unit consisting of 672 sf for a total of 2,688 sf. Property is on a large 3.79 acre lot (165,092 sf). Each unit is a 2 BR/1 BA and two units have a 1-car carport. The subject is located in a rural neighborhood. The property is located just south of the Redding City center, West of the Sacramento River, in a more rural part of the city. Total Rental income is \$4,000/month. Exit strategy from our loan is a conventional refinance.

This loan is 55.00% LTV on the BPO value of \$209,000. Loan structure features 6 months' guaranteed interest, 3 months' prepaid interest and 11.50% annualized return. Minimum investment is \$57,475 or 50%.

What we like about this Trust Deed opportunity:

- Non-owner Occupied Investment Property
- 11.50% Annualized Return
- 6 months Guaranteed Interest
- 3 months Prepaid Interest
- \$4,000/month rental income

Possible concerns:

- Property has deferred maintenance

### 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: 11.50%  
Minimum Raise Amount: \$114,950  
Minimum Investment Amount: \$57,475  
Loan amount (\$): \$114,950  
Lien position: 1 TD  
Borrower Credit Score: 717.0  
LTV/CLTV: 55.0%  
Deal Type: Cash Out  
Loan Term Length: 36  
Property Condition: No Rehab  
Lien Position: 1st TD  
Loan Type: Business Purpose Cash-Out  
Appraised Value: \$209,000  
Loan Amount: \$114,950  
LTV on BPO Value: 55.00%  
Net LTV on BPO Value: 53.14%  
Fractional Interests (2): \$57,475 or 50.00%  
Lender Rate: 11.50%  
Monthly Payment to Lender: \$1,101.60  
Amortization/Term: Interest Only / 36 Mos  
Gross Protective Equity over BPO Value: \$94,050  
Guaranteed Interest: 6 Months  
Prepaid Interest: 3 months  
Borrower Credit: 717 and 699  
Exit Strategy: Conventional Refinance

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Loan amount (\$)	\$114,950
Estimated Closing Date	Feb 03, 2023
Investor Yield	11.50%
Min. Investment	\$57,475

### Investors

**Name** **Amount**

[Contact Sponsors](#)



**Sandy MacDougall**

**CTD**

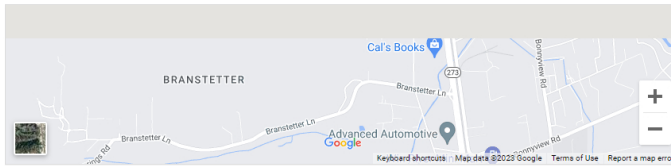
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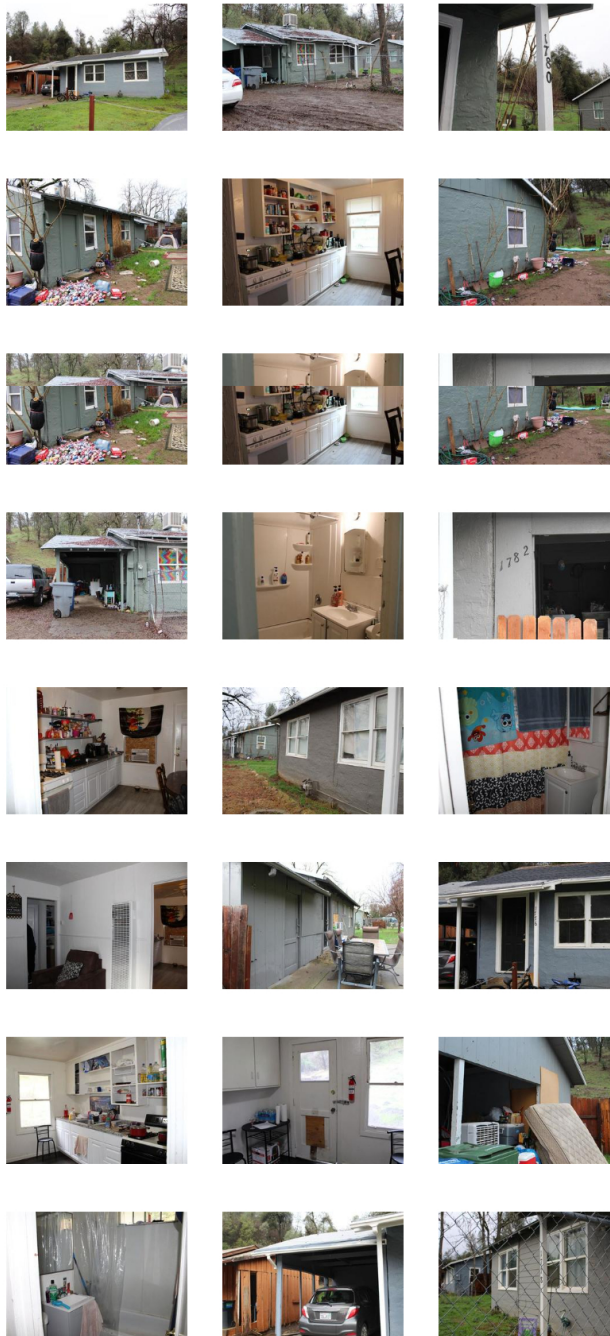
[\(949\) 632-6145](#)

### Property Highlights

Property Type: 4 Plex  
BPO Value: \$209,000  
Home sqft: 2,688  
BPO Value/sqft: \$77.75  
Lot Size sqft: 165,092 or 3.79 acres  
Total Rooms: 11  
Bedrooms: 8  
Bathrooms: 4  
Stories: 1  
Garage: 2 car ports  
Exterior Wall: Wood  
Year Built: 1947  
Style: Bungalow  
Occupancy: Non Owner Occ.  
County: Shasta  
Zoning: Residential  
APN: 049-080-014-000



### Photos





#### Documents

- [Moore\\_-\\_BPO\\_-\\_1-16-23\\_-\\_209\\_000.pdf](#) ( application/pdf, 6761034KB)
- [Moore\\_-\\_Preliminary\\_Report.pdf](#) ( application/pdf, 274989KB)
- [Moore\\_-\\_Property\\_Profile.pdf](#) ( application/pdf, 1157968KB)
- [Moore\\_-\\_Value\\_Redfin\\_\\_454\\_649.pdf](#) ( application/pdf, 2880606KB)

#### Investor Questions

Write your question here ...

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#### Covering California

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#### Contact Us

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