

\$150,000 1st TD @ 9.00%, SFR, 31.91% LTV, 31.04% Net LTV on BPO Value, CO, NOO, 24 Mos. Term, 6 Mos. Guar. Int., 3 Mos. Prepaid, \$50,000 Min. Inv., Los Angeles, CA

8208 Naomi Ave. Los Angeles CA 90001



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Overview

Real estate investors are seeking a 1st TD Cash Out refinance loan on this non-owner occupied, SFR investment property in Los Angeles, Los Angeles County, CA. The use of funds will be to pay off an existing 1st TD and a balance will be used for minor upgrades to subject property.

Subject property is a bungalow, 1 story SFR with 1,072 SF living space, 5 total rooms, 2 Bedroom, 1 Bath, living room featuring a nice porch on a large 9,110 SF lot in Los Angeles, CA. The subject property is surrounded by similar SFRs and multi-unit properties. It is close to shopping, schools and transportation. It is within a short drive to the new NFL stadium in Inglewood as well as USC and all the shopping and entertainment venues found there, It is also on the border to the industrial and commercial district found on the east side of the city where there's a large concentration of jobs. The investment property is fully occupied with a tenant paying \$2,600 a month.

1st Mortgage has a balance of \$12,173.19 at an interest rate of 4.50% with a month payment of \$255.15 which includes taxes and insurance.

This loan is a 31.91% LTV and 31.04% Net LTV on a recent BPO value of \$470K. Loan structure features 6 months' guaranteed interest, 3 months prepaid and 9.00% annualized investor return. Minimum investment is \$50,000 or 33.33%.

What we like about this Trust Deed opportunity:

- Los Angeles, suburban SFR
- 31.91% LTV / 31.04% Net LTV
- Fully Occupied with tenant, earning \$2.6K month
- 9.00% Investor Rate
- 6 months Guaranteed Interest
- 3 months Prepaid Interest
- Small first mortgage

Possible concerns:

- Borrower would like to close as soon as possible
- Property is not in good condition

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**

Financial

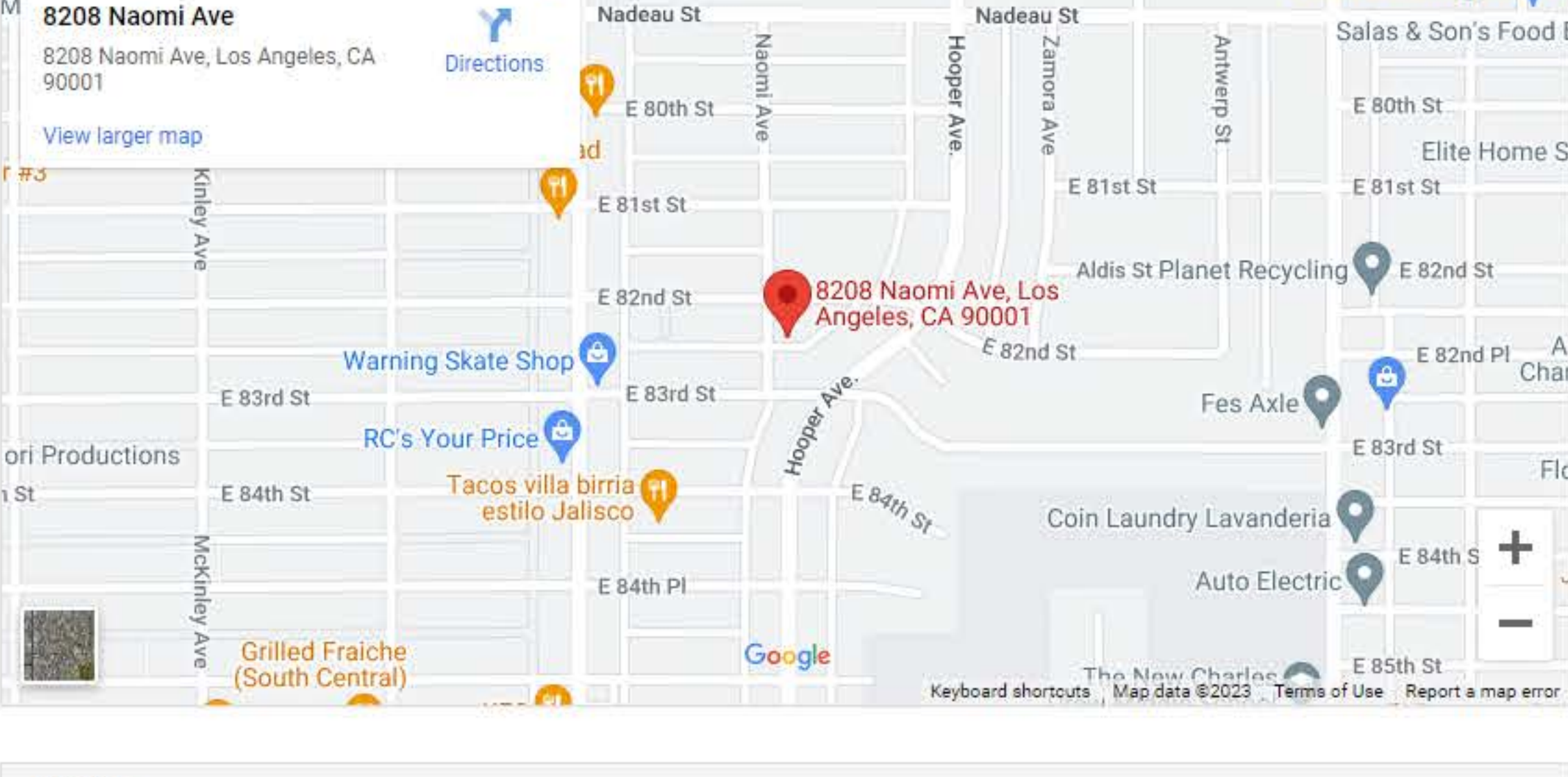
- Offering Type : Debt
- Investor Yield: 9.00
- Minimum Raise Amount: \$150,000
- Minimum Investment Amount: \$50,000
- Loan amount (\$): \$150,000
- Lien position: 1 TD
- Borrower Credit Score: 668.0
- LTV/CLTV: 31.91%
- Deal Type: Cash-Out Refinance
- Loan Term Length: 24
- Property Condition: Minor Rehab
- Exit Strategy: Conventional Refinance
- Lien Position: 1st TD
- Loan Type: Business Purpose Cash-Out Refinance
- Loan Amount: \$150,000
- Loan to Value on BPO Value: 31.91%
- Fractional Interests (3): \$50,000 or 33.33
- Lender Rate: 9.00%
- Monthly Payment to Investor: \$1,125.00
- Amort/Term: Interest Only/24 mos.
- Gross Protective Equity over BPO Value: \$320,000
- Guaranteed Interest: 6 months
- Prepaid Interest: 3 months

Property Overview

See Previous

Property Highlights

- Property Type: Single Family Residence
- BPO Value: \$470,000
- Home Sq. Ft.: 1,072
- BPO Value/SF: \$438.43
- Lot Size Sq. Ft.: 8,125/ .19 acres
- Bedrooms: 2
- Bathroom: 1
- Stories: 1
- Garage: 2 car detached
- Exterior: Stucco
- Year Built: 1937
- Style: Contemporary
- Occupancy: Non-Owner Occ.
- Zoning: LCR3
- County: Los Angeles
- APN: 6028-020-020



Photos

