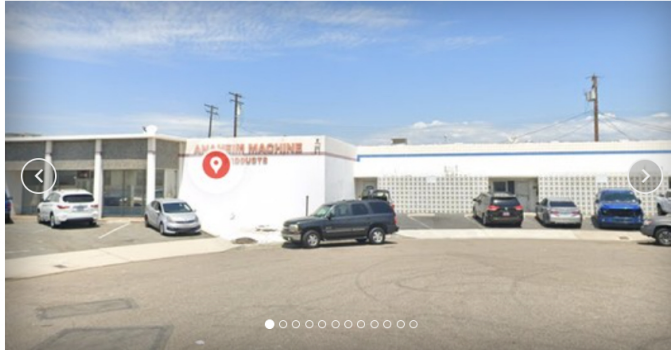


\$1,946,750 1st TD @ 8.75%, 64.93% LTV on Purchase Price, 64.89% on Appraised Value, Purchase, OO, Industrial, 36 Mos. Term, 6 Mos. Guar. Int., \$77,870 Min. Inv., Fullerton, CA

1001 East Elm Ave. Fullerton CA 92831



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

Overview

748 FICO very successful real estate investor and business owner of 45 years is seeking a 1st Trust Deed to purchase this owner-occupied, industrial building in Fullerton, Orange County, CA. In addition to our loan, borrower is bringing in \$1,290,000 "skin in the game" cash to close towards purchase. Investor Equity Protection on this new loan is \$1,051,250.

The borrower intends to use the subject property to operate one of his business divisions' and as an investment property. Borrower was a Marine in Vietnam then returned to begin his professional life in the Fire Protection Industry. Borrower has remained in the fire protection business for 45 years, providing fire sprinkler systems and fire extinguisher maintenance, repair, and installation services. Borrower is President and owner of Tri C Fire, and licensed C-10 and C-16 CSLB contractor with over 20K customer accounts including a very large, nationally recognized grocery conglomerate.

Borrower owns several other income producing properties and is has substantial liquid assets to service this loan debt. (Schedule of RE and Bank Statements provided in Investor Dropbox). Exit strategy: commercial loan. Borrower is using private money lending for speed of this transaction.

The subject property is located at 1001 East Elm Avenue within the City of Fullerton, CA, very well and centrally located just east of the 5 freeway, just north of the 91 and near Disneyland. The subject property consists of 9,558 SF sitting on a large 20,805 SF lot and is located on a commercial/industrial street that offers 2 asphalt-paved lanes. The site is basically rectangular in shape and fully level at street grade. In addition to the warehouse, the subject property features 1,200 SF of interior office area that consists of a lobby/reception area, 5 offices, 2 restrooms and a storage room. The warehouse portion of the subject offers 3 12 x 12 metal roll up doors, and a 15' warehouse clear height. The building is equipped with a security/fire alarm system and offers 30 asphalt paved parking spaces onsite.

The subject property is located within mixed commercial, and retail uses along the borders of the primary traffic artery with residential along the interior streets.

This loan is 64.93% LTV on the Purchase Price of \$2,998,000 and 64.89% on new appraisal of \$3,000,000. Loan structure features 6 months Guaranteed Interest and 8.75% annualized return. The minimum investment is \$77,870.

What we like about this Trust Deed opportunity:

- 749 FICO, 45 years' experience, very successful business owner
- \$1,290,000 "Skin in the Game" towards purchase of subject property
- \$1,051,250 in Gross Investor Equity Protection
- Borrower Cash Solvent as well as Schedule of RE
- 64.93% LTV on Purchase Price
- 64.89% LTV on Appraised Value
- 8.75% Annualized Return
- 6 months Guaranteed Interest
- Phase 2 Environmental Completed with No Further Action Recommended

Possible concerns:

- Borrower needs to close as soon as possible for purchase transaction

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



Ms. Nicole Smith

Financial

Offering Type : Debt
 Investor Yield: 8.75%
 Minimum Raise Amount: \$1,946,700
 Minimum Investment Amount: \$77,870
 Loan amount (\$): \$1,946,700

Pledged 0%

Follow this offering

Loan amount (\$)	\$1,946,700
Estimated Closing Date	Jan 19, 2023
Investor Yield	8.75%
Min. Investment	\$77,870

Investors

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

Contact Sponsors



Sandy MacDougall

CTD

[Send Message](#)

[Email Sandy](#)

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



Nicole Smith

CTD

[Send Message](#)

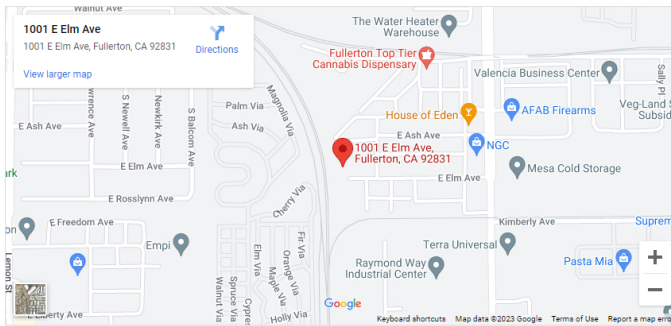
[Email Nicole](#)

[\(949\) 637-2977](#)

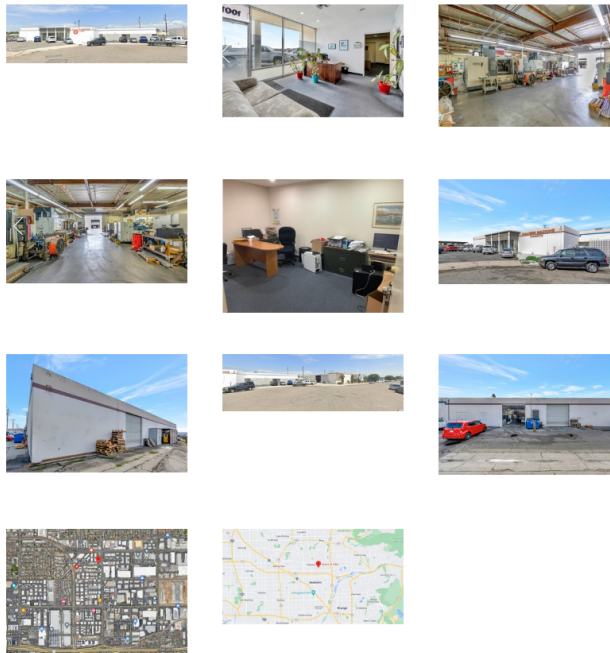
Lien position: 1 TD
Borrower Credit Score: 748.0
LTV/CLTV: 64.93%
Deal Type: Purchase
Loan Term Length: 36
Property Condition: No Rehab
Lien Position: 1st TD
Loan Type: Purchase
Loan Amount: \$1,946,750
LTV on Purchase Price: 64.93%
LTV on Appraised Value: 69.79%
Fractional Interests (25): \$77,870
Lender Rate: 8.75%
Monthly Payment to Lender: \$14,195.05
Amortization/Term: Interest Only / 36 Months
Gross Protective Equity over Purchase Price: \$1,051,250
Guaranteed Interest: 6 Months
Applied Cap Rate: 5.00%
Projected Net Income, if Rental, on this OO property.: \$149,908
Borrower Credit: 748
Exit Strategy: Commercial Loan

Property Highlights

Property Type: Industrial Building
Purchase Price: \$2,998,000
Appraised Value: \$3,000,000
Building SF: 9,558
Appraised Value/SF: \$313.87
Total Site Size: 20,805 SF
Net Rentable Area: 9,558
Environmental: Phase II - No Further Action Required
Stories: 1
Construction: Class B
Foundation: Concrete slab
Year Built: 1985
Parking: 30 Spaces
Occupancy: Owner Occ.
County: Orange
Zoning: MG, Industrial
APN: 269-121-28



Photos



Documents

[Kling_-_Appraisal_-_3M_Value_-_1001_East_Elm_Fullerton_CA_92831.pdf](#) (application/pdf, 1961737KB)

- [Kling_-_Preliminary_Report.pdf \(application/pdf, 827664KB\)](#)
- [Kling_-_Property_Profile.pdf \(application/pdf, 587562KB\)](#)
- [Kling_-_Phase_II_Report_-_No_Further_Action_Required.pdf \(application/pdf, 7095975KB\)](#)

🗨 Investor Questions

Write your question here ...

Submit

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info@crowdtrustdeed.com

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