

**\$250,000 2nd TD @ 9.00%, Cash-Out, SFR, OO, 24 Mos. Term, 30.86% CLTV, 30.65% Net CLTV, \$50,000 Min. Inv., 6 Mos. Guar. Int., 3 Mos. Prepaid Int. Los Angeles, CA**

3225 Midvale Avenue Los Angeles CA 90034



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### Overview

Business owner and 707 and 770 credit score borrower is seeking a cash-out business purpose 2nd TD to invest into his medical practice located in Los Angeles and associated with Cedars.

The subject property is a 3,774 sf single-family residence, built in 1991 and located in West Los Angeles, CA. The subject property has 5 bedroom and 4 bathrooms and sits on a 6,749 sf lot. The property is near the 405 and 10 fwy's and is close to shopping, schools and transportation, It is also within a short drive to beach communities as well as UCLA with all their shopping and entertainment venues.

This is a 30.86% CLTV based on the BPO value of \$3.250M. Loan structure features 6 months Guaranteed Interest and 3 months Prepaid Interest. Minimum investment for this Trust Deed is \$50,000 or 20.00%, yielding a 9.00% annualized return.

The first mortgage is with Shellpoint with a current unpaid principal balance of \$752,982 and an interest rate of 3.875%. The first mortgage matures in January of 2050.

What we like about this Trust Deed opportunity:

- Los Angeles County location
- 6 months Guaranteed Interest
- CLTV: 30.86%
- Net CLTV: 30.65%
- Strong Credit Score

Possible concerns:

- Borrower needs to close as soon as possible

### 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

Pledged 0%

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Loan amount (\$)	\$250,000
Estimated Closing Date	Jan 05, 2023
Investor Yield	9.00%
Min. Investment	\$50,000

### Investors

Name	Amount
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**Contact Sponsors**

**Sandy MacDougall**

[Send Message](#)

Email Sandy

(949) 632-6145

Offering Type : Debt  
Investor Yield: 9.00%  
Minimum Raise Amount: \$250,000  
Minimum Investment Amount: \$50,000  
Loan amount (\$): \$250,000  
Lien position: 2 TD  
Borrower Credit Score: 708.0  
LTV/CLTV: 30.86%  
Deal Type: Cash Out  
Loan Term Length: 24  
Property Condition: No Rehab  
Borrower Credit: 707 and 770  
Lien Position: 2nd  
BPO Valuation: \$3,250,000  
Loan Type: Business Purpose Cash-Out  
Existing 1st TD Loan Amount: \$752,982  
New 2nd TD Loan Amount: \$250,000  
Total Combined Loan Amount: \$1,022,982  
Combined Loan to Value (CLTV) on BPO Value: 30.86%  
Net CLTV on BPO Value: 30.65%  
Lender Rate: 9.00%  
Fractional Interests (5): \$50,000  
Monthly Payment to Investor: \$1,875  
Amortization/Term: Interest Only/24 mos.  
Gross Protective Equity over BPO Value: \$2,247,017  
Guaranteed Interest: 6 mos.  
Prepaid Interest: 3 mos.  
Exit Strategy: Conventional Loan

### Property Overview

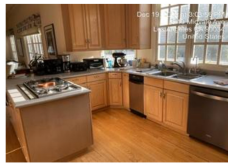
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### Property Highlights

Property Type: Single Family Residence  
BPO Valuation: \$3,250,000  
Gross Living Area: 3,774 sf  
BPO Value/sqft: \$861.16  
Lot Size Sq. Ft.: 6,749 or .15 acres  
Total Rooms: 12  
Bedrooms: 5  
Bathroom: 4  
Stories: 2  
Exterior Wall: Stucco  
Garage: Attached 2 car garage  
Year Built: 1991  
Features: Fireplace, Deck/Patio  
Occupancy: Owner Occ.  
County: Los Angeles  
Zoning: LAR1  
APN: 4254-016-026

### Photos





#### Documents

- [Schiller\\_-\\_BPO\\_-\\_3.25\\_Mil\\_-\\_12-21-22.pdf](#) ( application/pdf, 4364899KB)
- [Schiller\\_-\\_Preliminary\\_Report.pdf](#) ( application/pdf, 307606KB)
- [Schiller\\_-\\_Value\\_Zillow\\_2\\_655\\_900.pdf](#) ( application/pdf, 134431KB)
- [Schiller\\_-\\_Value\\_Redfin\\_2\\_644\\_639.pdf](#) ( application/pdf, 2690220KB)

#### Investor Questions

Write your question here ...

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