

\$3,000,000 2nd TD @ 10.25%, Cash-Out, SFR, NOO, 31.58% CLTV, 24 Mos Term, \$93,750 Min. Inv., 6 Mos Guar. Int., 3 Mos. Prepaid Int., Dana Point, CA

39 Monarch Bay Drive Dana Point CA 92629



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Overview

Successful Mortgage Vintage borrower, long time successful business owners (Burger Busters, Inc.), burgerbusters.com, with a 740 credit score is seeking a cash-out business purpose 2nd TD on this non-owner occupied ocean front property located in the ocean side community of Monarch Bay in Dana Point. The funds will be used to invest into the Borrower's business.

The subject property is a stunning 2-story 4 BR / 4.5 BA, 4,263 sf home in a guard gated residential neighborhood of Monarch Bay. This Ocean Front property sits on a 29,694 s.f. lot with incredible unobstructed ocean views to the west, north and south. There is a very limited number of homes that front the ocean, and those homes sell at a premium. The home has a 4 car detached garage with a driveway that will accommodate 4 cars. The home also offers a 2 bdrm 2 bath detached casita. Other features include: infinity-edged pool and spa, upgraded appliances, solar, firepit, water features, and all rooms have been recently remodeled. The property is within close proximity of award-winning schools, recreation, world-class beaches, shopping and restaurants with easy access to Pacific Coast Hwy.

This is a 31.58% CLTV based on Nov. 2022 Appraised value of \$19,000,000. Loan structure features 6 months Guaranteed Interest and 3 months Prepaid Interest. Minimum investment for this Trust Deed is \$93,750 or 3.13%, yielding at 10.25% annualized return.

The brand new first mortgage is with New American Funding with a current unpaid principle balance of \$3,000,000 and an interest rate of 8.99% and matures on January 1, 2063.

What we like about this Trust Deed opportunity:

- Successful Mortgage Vintage borrower
- Successful business owner
- 740 middle credit score
- Stunning Monarch Bay location in Orange County
- 31.58% CLTV
- Subject property is beach front

Possible concerns:

- Borrower would like to close quickly

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

Pledged 0%

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Loan amount (\$)	\$3,000,000
Estimated Closing Date	Jan 05, 2023
Investor Yield	10.25%
Min. Investment	\$93,750

Investors

Name	Amount
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Contact Sponsors

Sandy MacDougall
CTD

- Send Message
- Email Sandy
- (949) 632-6145



Financial

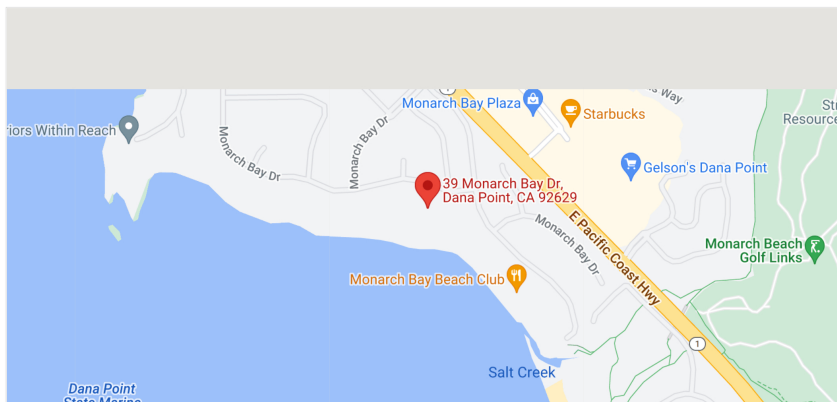
Offering Type : Debt
Investor Yield: 10.25%
Minimum Raise Amount: \$3,000,000
Minimum Investment Amount: \$93,750
Loan amount (\$): \$3,000,000
Lien position: 2 TD
Borrower Credit Score: 740.0
LTV/CLTV: 31.58%
Deal Type: Cash Out
Loan Term Length: 24
Property Condition: No Rehab
Lien Position : 2nd TD
Loan Type: Business Purpose Cash-Out
New Loan Amount: \$3,000,000
1st TD Loan Amount: \$3,000,000
Total Combined Loan Amount : \$6,000,000
CLTV on Appraised Value: 31.58%
Lender Rate: 10.25%
Fractional Interests (32): \$93,750 or 3.13%
Lender Monthly Payment: \$25,625
Gross Protective Equity over Appraised Value: \$13,000,000
Amortization/Term: Interest Only / 24 month term
Guaranteed Interest: 6 months
Prepaid Interest: 3 Months
Borrower FICO: 740
Exit Strategy: Conventional refi

Property Overview

[See Previous](#)

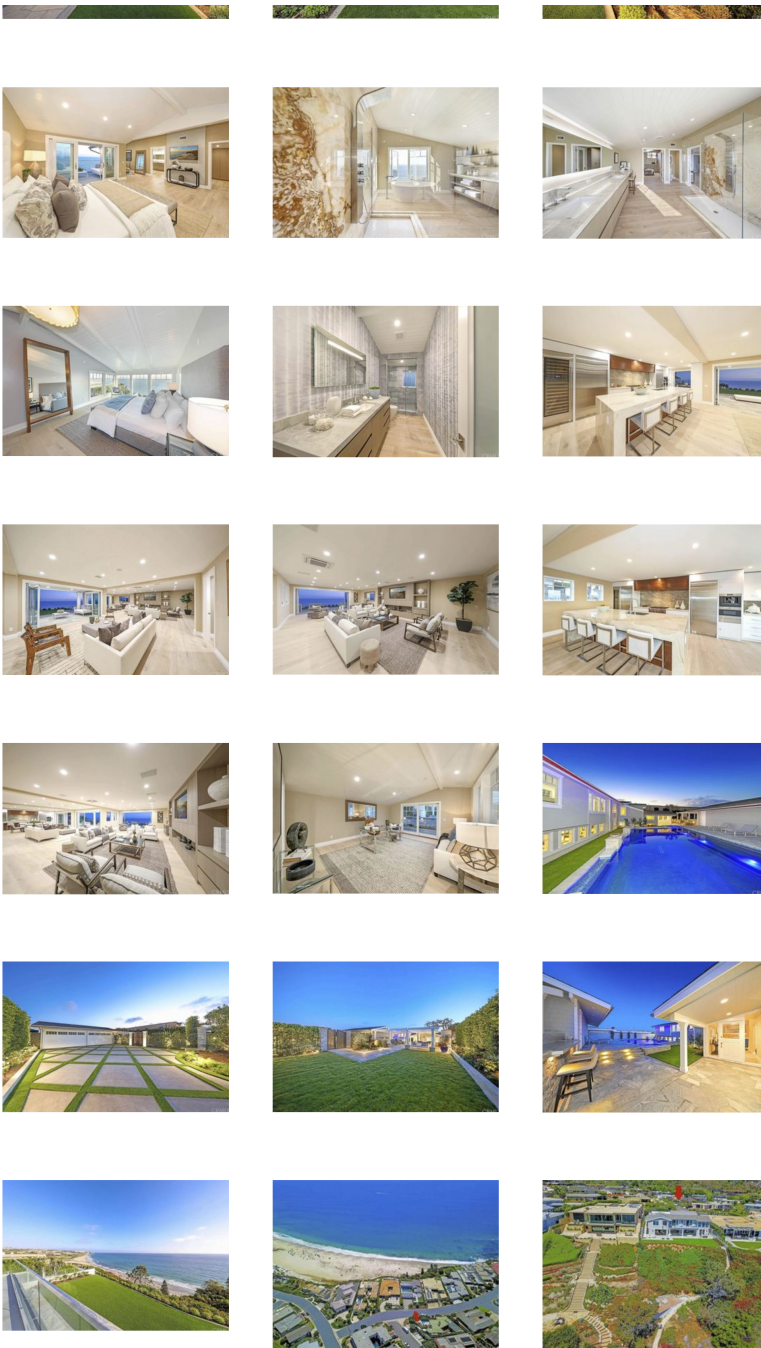
Property Highlights

Property Type: Single Family Residence
Property Valuation: \$19,000,000
Home S.F.: 4,263
Property Value/sqft: \$4,456.96
Lot Size: 29,694 sf or .68 acres
Total Rooms: 9
Subject Bed/Bath: 4/4.5
Stories: 2
Garage: Detached 4 car garage
Exterior: Wood
Architectural Style: Contemporary
Features: Ocean Views, Beach Front, Pool, Spa, Casita
Year Built: 1964
Occupancy: Non Owner Occ.
County: Orange
Subject Zoning: R2
Subject APN: 670-141-33



Photos





Documents

[Paphites_-_Appraisal__19_000_000_11-18-2022.pdf](#) (application/pdf, 12273795KB)

[Paphites_-_Appraisal__19_500_000_11-23-2022.pdf](#) (application/pdf, 3219633KB)

[Paphites_-_Property_Profile.pdf](#) (application/pdf, 669819KB)

[Paphites_-_Preliminary_Report.pdf](#) (application/pdf, 584271KB)

Investor Questions

Write your question here ...

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Covering California

260 Newport Center Dr. Suite #404
Newport Beach, CA 92660

Contact Us

(949) 438-0591
info@crowdtrustdeed.com

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