

\$350,000 1st TD @ 9.50%, SFR, 53.03% LTV, 51.57% Net LTV on BPO Value, NOO, 24 Mos. Term, 6 Mos. Guar. Int., 3 Mos. Prepaid, \$35,000 Min. Inv., Los Angeles, CA

852 West 84th Street Los Angeles CA 90044



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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 of \$60K will be used for minor upgrades to subject property.

Subject property is a bungalow, 1 story SFR with 1,745 SF living space, 7 total rooms, 5 Bedroom, 2 Bath, living room featuring a nice porch on a large 9,110 SF lot in Los Angeles, CFA. The subject property is surrounded by similar SFRs, many local parks, restaurants, schools, medical centers and shopping plazas and just off the 110 freeway. The investment property is fully occupied with a tenant paying \$4,000 a month.

This loan is a 53.03% LTV and 51.57% Net LTV on a recent BPO value of \$660K. Loan structure features 6 months' guaranteed interest, 3 months prepaid and 9.50% annualized investor return. Minimum investment is \$35,000 or 10%.

What we like about this Trust Deed opportunity:

- Los Angeles, suburban SFR
- 53.03% LTV / 51.57% Net LTV
- Fully Occupied with tenant, earning \$4K month
- 9.50% Investor Rate
- 6 months Guaranteed Interest
- 3 months Prepaid Interest
- FICO's: 683 and 617

Possible concerns:

- Borrower would like 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 CTD



Ms. Nicole Smith

Financial

Offering Type : Debt
Investor Yield : 9.50%
Minimum Raise Amount: \$350,000
Minimum Investment Amount: \$35,000
Loan amount (\$): \$350,000
Lien position: 1 TD
Borrower Credit Score: 683.0
LTV/CLTV: 53.03%
Deal Type: Cash-Out Refinance
Loan Term Length: 24
Property Condition: No Rehab
Lien Position: 1st TD
Loan Type: Cash Out Refinance
Loan Amount: \$350,000
BPO Value LTV / Net LTV: 53.03% / 51.57%
Fractional Interests (10): \$35,000
Lender Rate: 9.50%
Monthly Payment to Lender: \$2,770.83
Amortization/Term: Interest Only / 24 Mos.
Gross Protective Equity over BPO Value: \$310,000
Guaranteed Interest: 6 Months
Prepaid Interest : 3 Mos.
Borrower Credit: 683 & 617

Pledged 0%

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● Loan amount (\$)	\$350,000
○ Estimated Closing Date	Jan 18, 2023
📶 Investor Yield	9.50%
📦 Min. Investment	\$35,000

Investors

Name	Amount

[Contact Sponsors](#)



Sandy MacDougall CTD

[Send Message](#)
Email Sandy
📞 (949) 632-6145

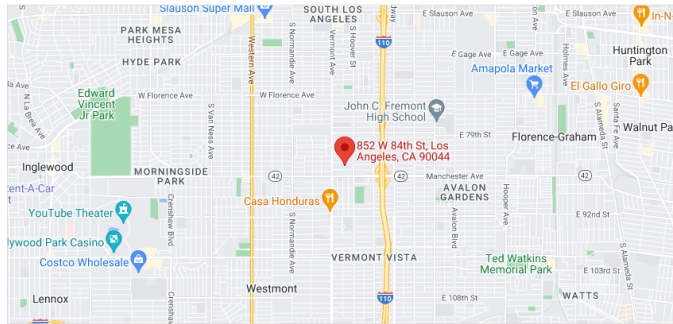


Nicole Smith

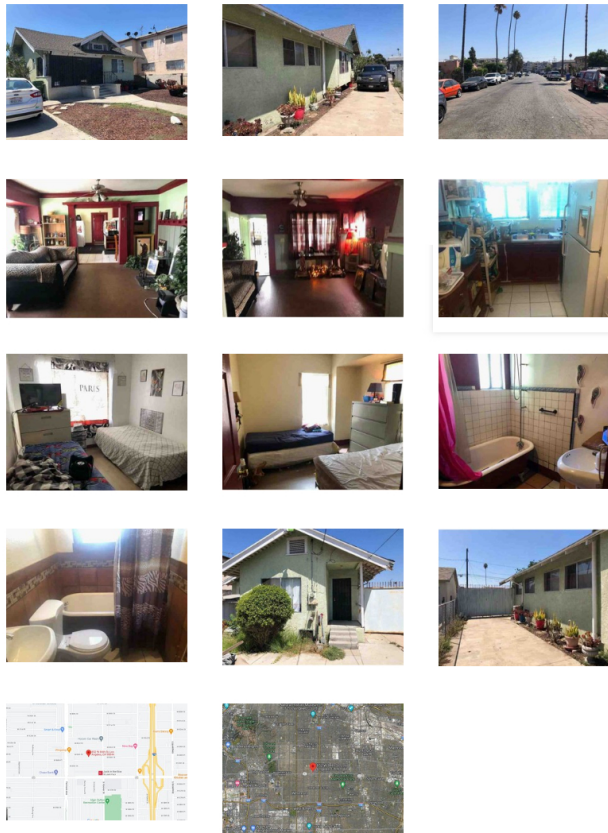
[Send Message](#)
Email Nicole
📞 (949) 637-2977

Property Highlights

Property Type: Single Family Residence
BPO Value: \$350,000
SFR SF: 1,745
BPO Value/SF: \$200.57
Lot Size: 9,100 SF
Bedrooms: 5
Bathrooms: 2
Stories: 1
Garage: Detached
Exterior Wall: Wood & Stucco
Year Built: 1911
Style: Bungalow
Occupancy: Non Owner Occ.
County: Los Angeles
Zoning: Residential



Photos



Documents

- [Daniels_-_Appraisal__660K_Value.pdf \(application/pdf, 2621142KB\)](#)
- [Daniels_-_Preliminary_Report.pdf \(application/pdf, 285887KB\)](#)
- [Daniels_-_Property_Profile.pdf \(application/pdf, 576978KB\)](#)

Investor Questions

Write your question here ...

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