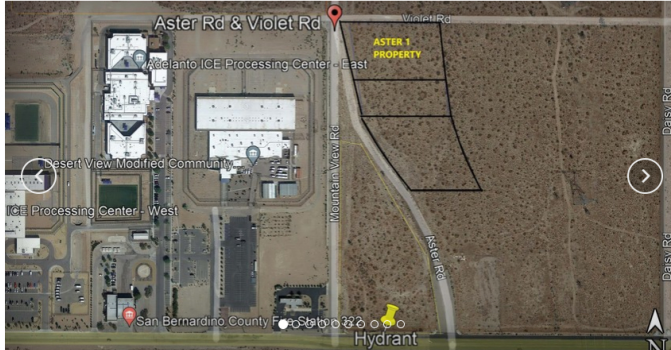


\$456,000 1st TD @ 14.50%, 15.00% LTV, 13.80% Net LTV, NOO, Cash Out, Entitled Land, 12 Mos. Term, 6 Mos. Guar., 6 Mos. Prepaid, \$45,600 Min. Inv., Adelanto, CA

Aster Road & Violet Road Adelanto CA 92301



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

Overview

Successful, current Mortgage Vintage borrower and successful business owner, operator and real estate owner of "Stay Elevated LA" cannabis brand and existing cultivation center in Van Nuys, Los Angeles is seeking a 1st Trust Deed business purpose cash out loan on this entitled land in Adelanto, San Bernardino County, CA.

Borrower's "skin in the game" to date on subject property is \$537K between land purchase, civil engineers, architects and cannabis licenses to prepare land for a 25,000 SF pre-engineered tilt-up building. The use of funds from our loan will be to finish plans, grading permits. Borrower has already paid in full for the 25,000 Tilt Up building that will be permanently affixed on land once permits-plans are complete. Building is in storage.

Photo shown here is a model of the pre-engineered building borrower has purchased and is in storage.

Borrower's exit strategies: construction loan or pay off through business proceeds.

In addition to Borrower's cannabis real estate cultivation centers, borrower's StayElevated LA company is a premium brand of craft cannabis retailed in California dispensaries and home delivery. StayElevated won 1st place and 2nd place in 2021 for award-winning product in the "The Farmer's Cup" cannabis competition.

The subject property is a 1.40 acres rectangular lot that is well-located next door to the Adelanto Fire Station, in the heart of California's cannabis industry growth center in Adelanto CA, next to the Southern California Logistics Airport also known as "Victorville Airport" a large commercial use airport designed to provide major corporations with logistics needs, access to a global gateway to the Western United States. Located also near Interstate 15 FWY. and the city of Victorville.

This loan is a 15.00% LTV and 13.80% Net LTV on recent As Is appraised value of \$3,040,000. Loan structure features 6 months' guaranteed interest, 6 months' prepaid interest and 14.50% annualized investor return. Minimum investment is \$45,600

What we like about this Trust Deed opportunity:

- Very experienced cannabis business owner and operator
- 14.50% Investor Yield
- 15.00% LTV / 13.80% Net LTV
- 6 months guaranteed interest
- 6 months prepaid interest
- Legally permitted/licensed cannabis business
- \$2,584,000 Gross Protected Equity

Possible concerns:

- Borrower would like to close quickly
- Cannabis prices may fluctuate

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: 14.50%
 Minimum Raise Amount: \$456,000
 Minimum Investment Amount: \$45,600
 Loan amount (\$): \$456,000
 Lien position: 1 TD
 Borrower Credit Score: 664.0
 LTV/CLTV: 15.0%
 Deal Type: Cash Out
 Loan Term Length: 12

Pledged 0%

Follow this offering

Loan amount (\$)	\$456,000
Estimated Closing Date	Jan 17, 2023
Investor Yield	14.50%
Min. Investment	\$45,600

Investors

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

Contact Sponsors



Sandy MacDougall CTD

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



Nicole Smith

- Send Message
- Email Nicole
- (949) 637-2977

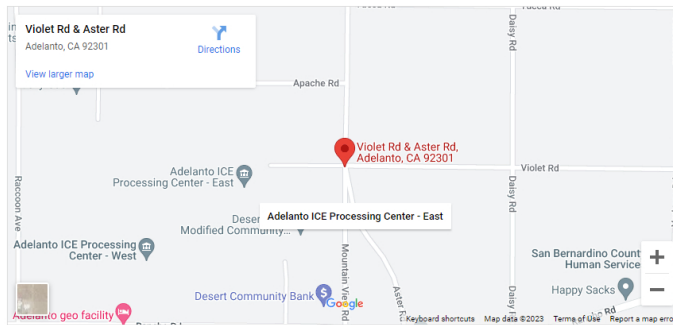
Property Condition: Ground Up Construction
Lien Position: 1st TD
Loan Type: Business Purpose Cash Out
Loan Amount: \$456,000
LTV on Appraised Value: 15.00% / 13.80%
Fractional Interests (10): \$45,600
Lender Rate: 14.50%
Monthly Payment to Lender: \$5,510
Amortization/Term: Interest Only / 12 Months
Gross Protective Equity over As Is Appraised Value: \$2,584,000
Guaranteed Interest: 6 Months
Prepaid Interest: 6 Months
Borrower Credit: 664
Exit Strategy: Pay it off through Construction Loan

Property Overview

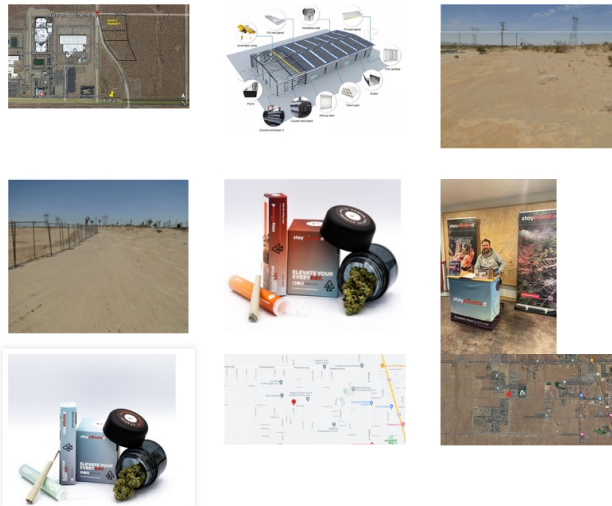
See description above.

Property Highlights

Property Type: Entitled Land
As Is Appraised Value: \$3,040,000
Lot Size: 1.4 Acres
Occupancy: Non Owner Occupied
County: San Bernardino
Zoning: LM – Light Manufacturing District and Cannabis
APN: 0459-108-09



Photos



Documents

- [Petrosyan_-_3_040_000_Appraisal.pdf \(application/pdf, 8740894KB\)](#)
- [Petrosyan_-_Preliminary_Report_Update_11-28-2022.pdf \(application/pdf, 361739KB\)](#)
- [Petrosyan_-_Property_Profile.pdf \(application/pdf, 1039760KB\)](#)

Investor Questions

Write your question here ...

Submit

Covering California

260 Newport Center Dr. Suite #404
Newport Beach, CA 92860

Contact Us

(949) 438-0591
info@crowdtrustdeed.com

Follow



2022 © CrowdTrustDeed. All rights reserved.

[Privacy Policy](#) [Terms of Use](#) [Legal](#)

Powered by [CrowdTrustDeed](#).

CALIFORNIA BUREAU OF REAL ESTATE- CA BRE#01870605 - NMLS#348836