

Updated 2/24/23: \$1,288,500 1st TD @ 13.50%, 25.00% LTV, 24.06% Net LTV, NOO, Vacant Land, Cash Out, 24 Mos., 6 Mos. Guar Int., 3 Mos. Prepaid Int., \$51,540 Min. Inv., Hemet, CA 925343

1321 N. State Street Hemet CA 92543



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Overview

Successful real estate investor and experienced business owner is seeking a 1st TD business purpose cash out on this vacant land in Hemet, Riverside County, CA. Our loan will be used to make improvements to a separate 26.5 acre industrial property and modular home factory valued at \$30 Mil. in Patterson, CA that the borrower owns free and clear. <https://www.s2amodular.com/plan-room>

This subject land is currently under contract and scheduled to close in June 2023 with a \$500k hard deposit and in Escrow to the Church of Religious Science to be sold with an estimated close date of June, 2023. The property was listed at \$5.95 Mil. The following is a link to the listing: <https://www.willisallen.com/ListingDetails/1321-N-State-Street-Hemet-CA-92543/SW23009759>

The subject property consists of three land parcels, APNs 439-030-009, 439-030-010 which are contiguous and 439-040-023 which is south of Crows Nest Place. The combined total area is 32.21 acres of predominately flat raw land. The property is zoned commercial manufacturing.

The subject property is located in an area that is developed with a mixture of commercial and residential properties. The State Route 79 is located to the northeast of the property and State Route 74 is just south of the property with Warren Road to the west.

This loan is 25.00% LTV, 24.13% Net LTV on a recent appraised value of \$5,154,000. Loan structure features 6 months' guaranteed interest, 3 months' prepaid interest and a 13.50% annualized return. Minimum investment is \$51,540 or 4%. Exit strategy is the sale of the property that is already in contract. Loan features 6 mos. Guar. Int. and 3 mos. prepaid interest.

What we like about this Trust Deed opportunity:

- Experienced real estate investors and successful modular home manufacturers
- 25.00% LTV, 24.06% Net LTV on Appraised Value
- 13.50% Annualized Investor Return
- 6 months Guaranteed Interest
- 3 months Prepaid Interest
- \$3,865,500 gross protective equity to investors

Possible concerns:

- Borrower would like to close as quickly 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

Financial

Offering Type : Debt
 Investor Yield: 13.50%
 Minimum Raise Amount: \$1,288,500
 Minimum Investment Amount: \$51,540
 Loan amount (\$): \$1,288,500
 Lien position: 1 TD
 Borrower Credit Score: 681.0
 LTV/CLTV: 25.0%
 Deal Type: Cash Out
 Loan Term Length: 24
 Property Condition: No Rehab
 Lien Position: 1st TD
 Loan Type: Business Purpose Cash-Out
 Appraised Value: \$5,154,000

Pledged 40%

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Estimated Closing Date	Feb 24, 2023
Investor Yield	13.50%
Min. Investment	\$51,540

Investors

Name	Amount
Sandy MacDougall	\$103,080
Charlie Mugler	\$103,080
Someone	\$103,080
Marc Butman	\$103,080
Robert Zoller	\$51,540
Lulin bian	\$51,540

Contact Sponsors



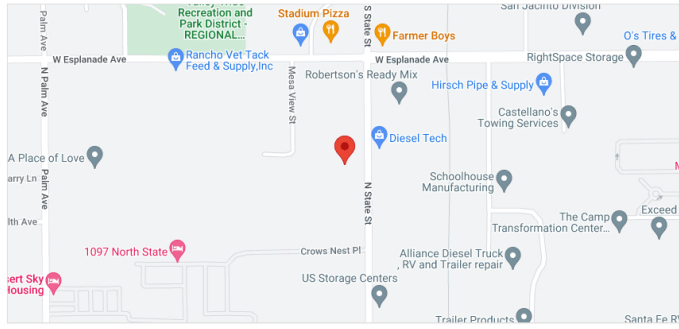
Sandy MacDougall
 CTD
[Send Message](#)
[Email Sandy](#)
 (949) 632-6145

Appraised Value: \$5,154,000
Loan Amount: \$1,288,500
LTV on Appraised Value: 25.00%
Net LTV: 24.06%
Fractional Interests (25): \$51,540 or 4%
Lender Rate: 13.50%
Monthly Payment to Lender: \$14,495.63
Loan Term: Interest Only / 24 Months
Gross Protective Equity over Appraised Value: \$3,865,500
Guaranteed Interest: 6 Months
Prepaid Interest: 3 Months
Borrower Credit: 681 and 724
Exit Strategy: Sale of the Property to buyer under contract

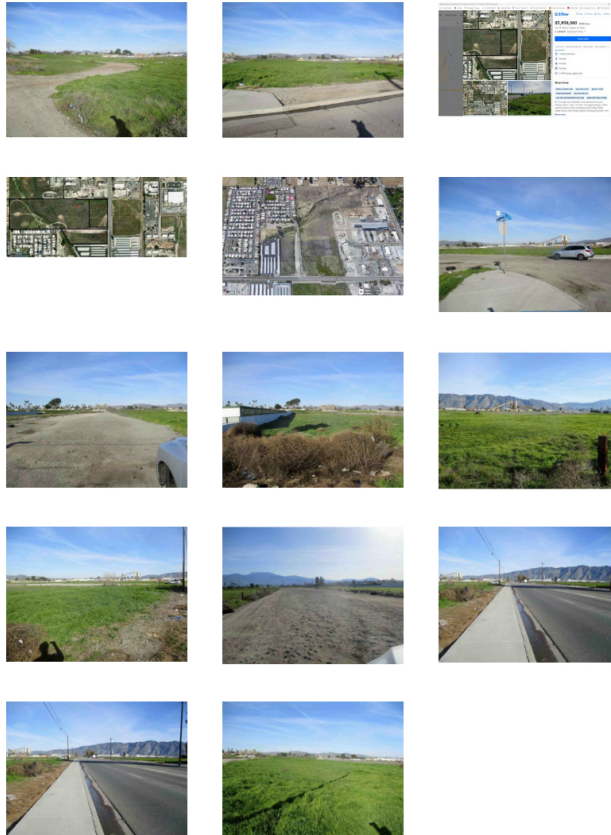
Property Overview

Property Highlights

Property Type: Vacant Land
Appraised Value: \$5,154,000
Appraised Value/SF: \$3.67
Property SF: 1,403,068 sf (32.21 Acres)
Occupancy: Non-Owner Occupied
County: Riverside
Zoning: M1: Commercial Manufacturing
APN: 439-030-009, 439-030-010, 439-040-023



Photos



Documents

- [1_288_500_1st_TD__13.50__25.00__LTV_Cash-Out_24_mos__Land__51_540_Min_Inv_Hemet_CA.pdf](#) (application/pdf, 3144192KB)
- [Kuzdas_-_Preliminary_Report.pdf](#) (application/pdf, 456654KB)

- [Kuzdas_-_Appraisal_-_5.154_Mil._Hemet_1321_N_State_St.pdf \(application/pdf, 3539940KB\)](#)
- [Kuzdas_-_Property_Profile_-_APN_439-040-023.pdf \(application/pdf, 302041KB\)](#)
- [Kuzdas_-_Property_Profile_-_1321_N_State_St.pdf \(application/pdf, 334616KB\)](#)
- [Kuzdas_-_Handwritten_Loan_Purpose_Letter.pdf \(application/pdf, 97212KB\)](#)

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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