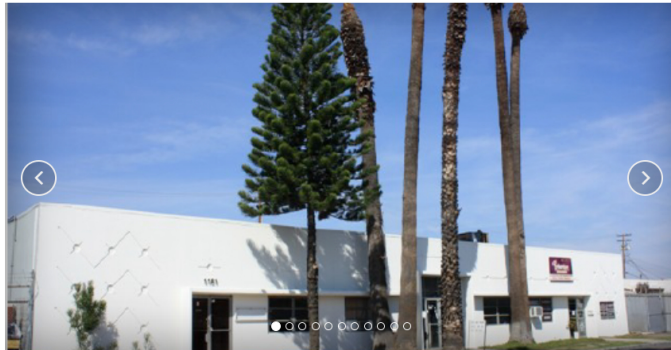


\$1,570,000 1st TD @ 10.00%, 41.76% LTV Appraised Value, 52.33% Purchase Price, Purchase, OO, Industrial, 48 Mos. Term, 6 Mos. Guar. Int., \$62,800 Min. Inv., Fullerton, CA
 1121 E. Ash Ave. Fullerton CA 92831



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

Overview

772 FICO very successful business owner and real estate investor is seeking a 1st Trust Deed to purchase this owner-occupied, industrial building in Fullerton, Orange County, CA. Mortgage Vintage facilitated the Seller's purchase loan on this property 3 years ago. This loan will be replacing Mortgage Vintage's existing and in good standing 1st Trust Deed with this new 1st Trust Deed purchase loan with new, well-qualified Buyer-Borrower.

Borrower owns a multifaceted company distributing Automotive accessories to the custom aftermarket industry which grossed \$1.19M in 2022, net income of \$458K (P&L in investor dropdown). Investor Equity Protection on this new loan is \$2,190,000. Exit strategy: commercial refinance.

The subject property is a single story, concrete industrial building with 12,000 SF of rentable space sitting on a 23,400 SF lot with 30 parking spaces. The subject property is configured to house three users. Each unit offers an entrance from East Ash Ave., a rear entrance, 2 restrooms, a warehouse with metal roll-up doors, a clear height of 16 feet, and are each built out with approx. 20% of interior office space. The subject property is well located on a commercial-industrial street and is designed with adequate considerations for utility and functional factors related to tenancy. The borrower intends to use the subject property to occupy with his existing business and to also use the remaining units as an investment.

The subject property currently has a tenant with 18 months remaining on the existing lease at \$4,000 monthly, upon expiration the agreement extends for an additional 5 years at the going rental rate for the area of \$6,500 monthly. The second unit is currently undergoing minor improvements for a specific tenant that has agreed to a lease at \$6,500.00 monthly. Borrower will be relocating his business into the remaining unit immediately upon the close of escrow. The current building owner is a family member, she is investing some of her equity into borrower's business. As a result, the agreed-upon purchase price is less than the appraised value.

This loan is 41.76 % LTV on the Appraised Value of \$3,760,000 and 52.33 % on the Purchase Price of \$3,000,000. Loan structure features 6 months Guaranteed Interest and 10.00% annualized return. The minimum investment is \$62,800.

What we like about this Trust Deed opportunity:

- 772 FICO, experienced, successful business owner and real estate investor
- \$2,190,000 in Gross Investor Equity Protection
- 10.00% Annualized Return
- 52.33% LTV on Purchase Price
- 41.67% LTV on Newly Appraised Value
- 6 months Guaranteed Interest
- Phase 1 Environmental Completed with No Further Action Required

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 CTD



Ms. Nicole Smith

Financial

Offering Type : Debt
 Investor Yield: 10.00%
 Minimum Raise Amount: \$1,570,000
 Minimum Investment Amount: \$62,800
 Loan amount (\$): \$1,570,000
 Lien position: 1 TD
 Borrower Credit Score: 772.0

Pledged 16%

Follow this offering

Loan amount (\$)	\$1,570,000
Estimated Closing Date	Feb 16, 2023
Investor Yield	10.00%
Min. Investment	\$62,800

Investors

Name	Amount
Someone	\$125,600
Nicole Smith	\$62,800
carole champ	\$62,800

Contact Sponsors



Sandy MacDougall CTD

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



Nicole Smith

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

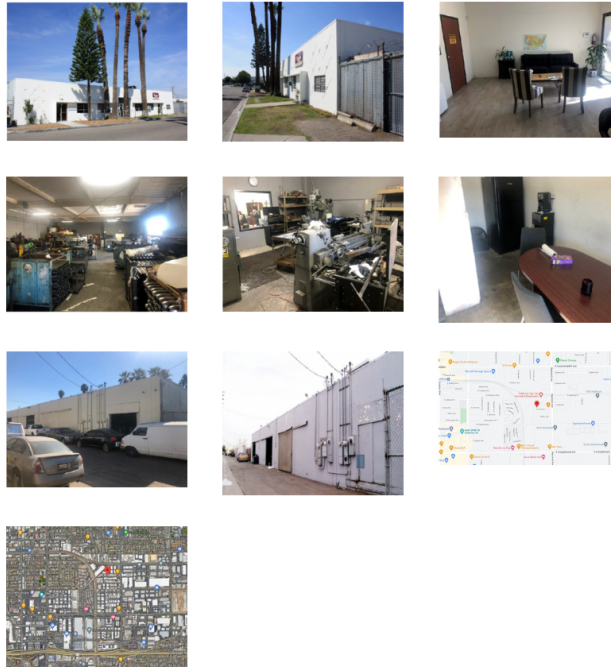
LTV/CLTV: 41.76%
Deal Type: Purchase
Loan Term Length: 48
Property Condition: No Rehab
Lien Position: 1st TD
Loan Type: Purchase
Loan Amount: \$1,570,000
LTV on Appraised Value: 41.76 %
LTV on Purchase Price: 52.34%
Lender Rate: 10.00%
Monthly Payment to Lender: \$13,083.33
Loan Term: 48 Months
Gross Protective Equity Purchase / Appraisal Value : \$2,190,000 / \$1,430,000
Guaranteed Interest: 6 Months
Borrower Credit: 772
Exit Strategy: Commercial Loan

Property Highlights

Property Type: Industrial Building
Appraised Value: \$3,760,000
Purchase Price: \$3,000,000
Net Rentable Size: 12,000 SF
Appraised Value/SF: \$313.33
Total Site Size: 23,400 SF
Stories: 1
Construction: Class B
Foundation: Concrete slab
Year Built: 1961
Parking: 30 Spaces
Occupancy: Owner Occ.
County: Orange
Environmental: Phase 1 - No Further Action Required
Zoning: Industrial
Cap Rate: 5.0
APN: 269-121-04



Photos



Documents

- [McDowell_-_Appraisal_-_3_760_000_Value.pdf \(application/pdf, 1763896KB\)](#)
- [McDowell_-_Preliminary_Report_-_Combined.pdf \(application/pdf, 919007KB\)](#)
- [McDowell_-_Property_Profile.pdf \(application/pdf, 506522KB\)](#)

Investor Questions

Write your question here ...

Submit

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