

\$193,000 2nd TD @11.50%, SFR, Cash-Out, 60.00% CLTV, 59.46% Net CLTV, OO, 24 Mos. Term, 6 Mos. Guar. Int., 3 Mos Prepaid Int., \$38,600 Min. Inv., Riverside, CA 92504
 16727 Krameria Ave Riverside CA 92504



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

Overview

Successful business owner and general contractor is seeking a business purpose, cash-out 2nd TD on this owner occupied SFR in Riverside, CA. Proceeds from our loan will be invested back into the borrower's construction business, [Quest Construction Builders & Contractors](#). Quest has seen increased growth since its inception and our loan proceeds will help expand and keep up with the high demand. The borrower almost passed away from COVID about a year and a half ago and because he was the sole provider of income for the household, he got behind on bills and his credit score went down. His income is back to normal as he brought in \$148,000 just last month. He is still working on his credit score which is why he needs our loan. Once his score is back up in 6-12 months, he will refinance out of our loan.

The subject property is a beautiful 4,493 SF single family residence located in a high-end part of Riverside. It sits on a very large 1.04 acre lot and features huge front and back yards that have an in ground pool & spa, fireplaces, a deck & patio and a basketball court. The home is comprised of 12 total rooms including 5 bedrooms and 4.5 bathrooms. The home is located east of the 215 freeway just 6 miles from Lake Mathews. It is also in close proximity to schools, restaurants, shopping, recreation and medical facilities.

This is a 60.00% CLTV, 59.46% Net CLTV based on the recent BPO value of \$1,200,000. Loan structure features 6 months Guaranteed Interest and 3 months Prepaid Interest. Minimum investment for this Trust Deed is \$38,600 or 20.00%, yielding an 11.50% annualized return.

The first mortgage is with Freedom Mortgage at a 2.25% rate. The monthly principal and interest payment is \$3,660.27 and includes impounds for taxes and insurance. While the borrower was sick, Freedom offered the borrower a COVID forbearance. Our loan will make the 1st mortgage completely current.

What we like about this Trust Deed opportunity:

- Successful Business Owner
- Strong income (Business Bank Statements in Investor DropBox)
- Nice Riverside location
- 6 months Guaranteed Interest
- 3 months prepaid interest
- 60.00% CLTV, 59.46% Net CLTV

Possible concerns:

- Borrower would like to close as quickly as possible as he has multiple projects coming up

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



Mr. Michael Veal

Financial

Offering Type : Debt
 Investor Yield: 11.50%
 Minimum Raise Amount: \$193,000
 Minimum Investment Amount: \$38,600
 Loan amount (\$): \$193,000
 Lien position: 2 TD
 Borrower Credit Score: 572.0
 LTV/CLTV: 60.0%
 Deal Type: Cash Out
 Loan Term Length: 24
 Property Condition: No Rehab
 Lien Position: 2nd TD
 Loan Type: Business Purpose Cash-Out
 BPO Value: \$1,200,000

Pledged 0%

Follow this offering

Loan amount (\$)	\$193,000
Estimated Closing Date	Feb 28, 2023
Investor Yield	11.50%
Min. Investment	\$38,600

Investors

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

Contact Sponsors



Sandy MacDougall CTD

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



Michael Veal

[Send Message](#)
 Email Michael
 (323) 797-0001

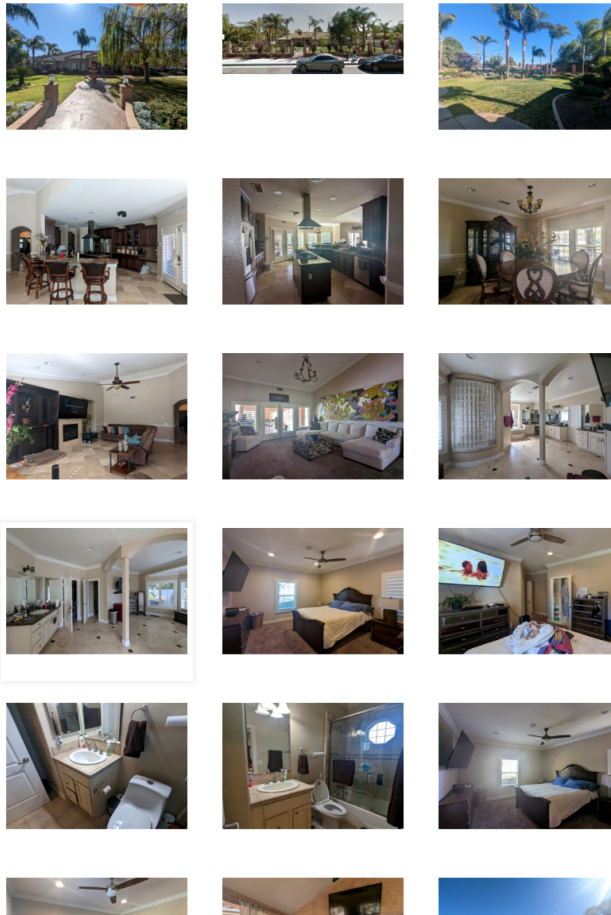
Existing 1st TD Loan: \$527,000
New 2nd TD Loan Amount: \$193,000
Combined Loan Amount: \$720,000
CLTV on Appraised Value: 60.00%
Net CLTV on Appraised Value: 59.46%
Fractional Interests (5): \$38,600 or 20%
Lender Rate: 11.50%
Monthly Payment to Lender: \$1,849.58
Amortization/Term: Interest Only / 24 Months
Gross Protective Equity over Appraised Value: \$480,000
Guaranteed Interest: 6 Months
Prepaid Interest: 3 Months
Borrower Credit: 572
Exit Strategy: Conventional Refinance

Property Highlights

Property Type: Single Family Residence (SFR)
Broker Price Opinion Value: \$1,200,000
Gross Living Area: 4,493 SF
BPO Value/SF: \$267 08
Lot Size sqft: 1.04 acre
Total Rooms: 12
Bedrooms: 5
Bathrooms: 4.5
Garage: 3-car attached
Exterior Wall: Stucco
Year Built: 2006
Architectural Style: Ranch
Occupancy: Owner Occ.
County: Riverside
Zoning: Residential
APN: 273-180-025



Photos





Documents

- [Tunson_-_BPO_-_1_200_000.pdf \(application/pdf, 5032570KB\)](#)
- [Tunson_-_Preliminary_Report.pdf \(application/pdf, 360133KB\)](#)
- [Tunson_-_Property_Profile.pdf \(application/pdf, 1361417KB\)](#)
- [Tunson_-_Value_-_Zillow_-_1_280_700.pdf \(application/pdf, 4425094KB\)](#)
- [Tunson_-_Value_-_RedFin_-_1_232_000.pdf \(application/pdf, 7314948KB\)](#)

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

