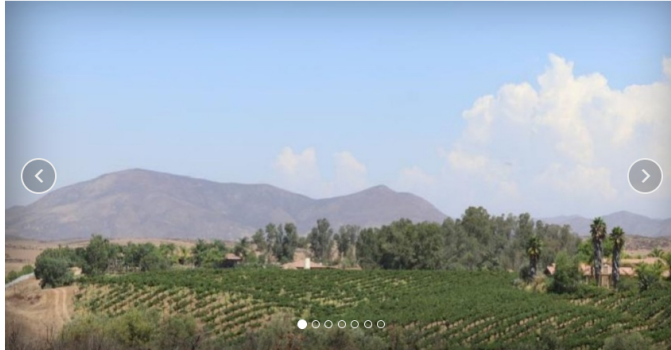


\$875,000 1st TD @ 11.50%, 11.67% LTV, 8.64% Net LTV, NOO, Vacant Land, Cash Out, 6 Mos. Guar Int., 24 Mos. Prepaid Int., 24 Mos. Term, \$43,750 Min. Inv., Temecula, CA 92591

39650 Anza Road Temecula CA 92591



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

Overview

746 FICO president/owner of downtown San Diego family law practice and real estate owner is seeking a 1st TD business purpose cash out on this "free & clear" 106.16 acres of vacant land in the heart of Temecula's Winery Region and just 13 minutes east of downtown Temecula in Riverside County, CA. The borrower inherited the 106.16 acres free & clear. The use of these funds will be invested into soft costs associated with dividing the one large 106.16 acres parcel into 5 separate saleable parcels. The subject property is zoned R-A, Residential Agricultural within the Temecula Wine Country Policy Area. Exit strategy: sale of property parcels.

This 1st Trust Deed offers 24 Months Prepaid Interest for full 24 Month Loan Term with \$6,625,000 gross and \$6,852,325 net protective equity to investors off new \$7.5 million As is appraisal.

The subject property is very well located with considerable street frontage along high traffic Anza Road in the heart of Temecula wine country, surrounded by popular wineries, near the Temeku Hills Golf and Country Club, near downtown Temecula, Pechanga Casino Resort and Lake Skinner. The subject property is currently one large parcel of 106.16 acres, or 4,624,329 SF that will be divided into 5 saleable parcels. Future prospective buyers will have numerous uses of land options in zoned area: develop Class 5 or 6 Winery, develop homes, equestrian facilities and/or purchase multiple parcels to develop resort. The subject property is served by the Interstate 15, Interstate 215 and California State Route 79. (Winchester Road to the northeast and Temecula Parkway to the southeast).

This 1st Trust Deed loan is 11.67 % LTV, 8.64% Net LTV on a recent appraised value of \$7,500,000. Loan structure features 6 months' guaranteed interest, 24 months' prepaid interest and a 11.50% annualized return. Minimum investment is \$43,750.

What we like about this Trust Deed opportunity:

- 746 FICO successful professional and real estate investor
- "Free & Clear" Temecula centrally located wine country subject property
- 11.67 % LTV, 8.64% Net LTV on Recent Appraised Value
- 11.50% Annualized Investor Return
- 6 months Guaranteed Interest
- 24 months Prepaid Interest
- \$6,625,000 gross and \$6,852,325 net 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



Ms. Nicole Smith

Financial

Offering Type : Debt
 Investor Yield: 11.50%
 Minimum Raise Amount: \$875,000
 Minimum Investment Amount: \$43,750
 Loan amount (\$): \$875,000
 Lien position: 1 TD
 Borrower Credit Score: 746.0
 LTV/CLTV: 11.67%
 Deal Type: Cash Out
 Loan Term Length: 24
 Property Condition: No Rehab
 Lien Position: 1st TD
 Loan Type: Business Purpose Cash-Out

Pledged 5%

Follow this offering

| | |
|--------------------------|--------------|
| ● Loan amount (\$) | \$875,000 |
| ○ Estimated Closing Date | Feb 28, 2023 |
| ▬ Investor Yield | 11.50% |
| 📦 Min. Investment | \$43,750 |

Investors

| Name | Amount |
|--------------|----------|
| Nicole Smith | \$43,750 |

Contact Sponsors



Sandy MacDougall CTD

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



Nicole Smith

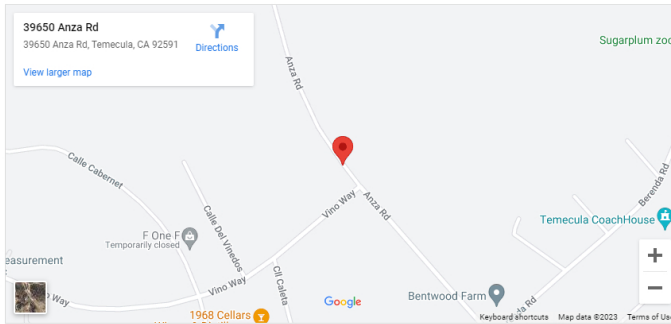
✉ Send Message
 Email Nicole
 📞 (949) 637-2977

Appraised Value: \$7,500,000
Loan Amount: \$875,000
LTV / Net LTV on Appraised Value: 11.67% / 8.64%
Fractional Interests (20): \$43,750
Lender Rate: 11.50%
Monthly Payment to Lender: \$8,385.42
Loan Term: Interest Only / 24 Months
Gross Protective Equity over Appraised Value: \$6,625,000
Guaranteed Interest: 6 Months
Prepaid Interest: 24 Months
Borrower Credit: 746
Exit Strategy: Sale of Land Parcels After Division

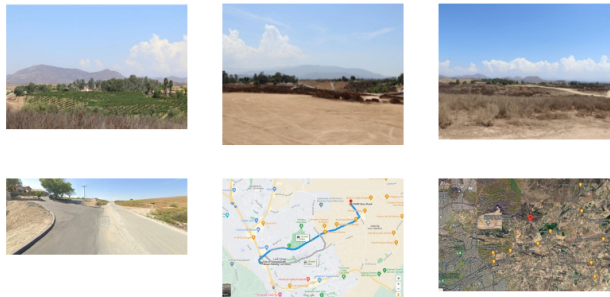
Property Overview

Property Highlights

Property Type: Vacant Land - R-A, Residential Agricultural
Appraised Value: \$7,500,000
Total Acres / SF: 106.16 acres or 4,624,329 SF
Price Per Acre: \$70,700
Occupancy: Non-Owner Occupied
County: Riverside County
Zoning: R-A, Residential Agricultural
APN: 942-260-003



Photos



Documents

- [Rand_-_7.5M_Appraisal.pdf](#) (application/pdf, 1728577KB)
- [Rand_-_Preliminary_Report.pdf](#) (application/pdf, 245848KB)
- [Rand_-_Property_Profile.pdf](#) (application/pdf, 607670KB)

Investor Questions

Write your question here ...

Submit

