

\$950,000 1st TD @ 11.50%, 50.00% LTV, 46.75% Net LTV on Appraised Value, Multi-Use, Cash-Out Refinance, 24 Mos. Term, 6 Mos. Guar Int., 6 Mos. Prepaid, \$47,500 Min. Inv., Miranda, CA

3586 Thomas Road Miranda CA 95553



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Overview

748 & 699 FICO successful, repeat Mortgage Vintage borrowers, real estate investors and business owners are seeking a 1st TD business purpose cash out refinance loan on this mixed-use investment property in Miranda, Humboldt County, CA. The funds from this loan will be used to pay off a current and in good standing 1st \$460K and a \$250K 2nd TD (held by Mortgage Vintage) and the balance of funds will be used for property improvements and capital infusion to support growth of borrowers' wholesale premium cannabis clones business. Borrowers Business "Humboldt Cheeba Works, LLC" opened in 2015 has an A+ rating with the BBB. Borrowers are cash solvent and profitable 2022 P&L in investor Dropbox. Exit strategy from this loan is to pay off through business proceeds or refinance.

The subject property consists of 2-story, 2,500 SF custom ranch-styled SFR with spectacular meadow and mature forest views on an expansive, privately gated 38.18 acres single parcel lot south of Humboldt Redwoods State Park. The SFR consists of 10 total rooms, 4 Bed / 2 BA and features an indoor sauna, outdoor jacuzzi, sunroom, numerous fruit trees, large, beautiful pond on the grounds and a 600 SF detached garage with storage. The SFR is 100% occupied, "pocket to pocket" lease of \$5,500 / mo. SFR operates as an office + residence for cannabis onsite management team. Borrowers personally invested \$49K in home improvements in a recent 2019 remodel of SFR.

The subject property also consists of a 950 SF commercial cannabis drying building with roof-mounted solar, three greenhouse grow areas with electric/solar service and a significant irrigation system running through property with multiple storage water tanks to support any type of agriculture. The borrowers have also personally invested \$498K in improvements to cannabis infrastructure on subject property. Subject property is fully licensed and permitted for cannabis.

The subject property is surrounded by similar ranch properties, located west of the 101 FWY, nearby Salmon Creek private school and local shops, restaurants, hiking trails and several national parks.

This loan is 50.00% LTV and 46.75 Net LTV on a recent appraised \$1,900,000. Loan structure features 6 months' guaranteed interest, 6 months' prepaid interest and 11.50 % annualized return. Minimum investment is \$47,500.

What we like about this Trust Deed opportunity:

- 748 & 699 FICO successful repeat MVI borrowers and experienced business owners
- 50.00% LTV and 46.75% Net LTV on Appraised Value
- 11.50% Annualized Investor Return
- 6 months Guaranteed Interest
- 6 months Prepaid Interest
- \$5,500 SFR "pocket to pocket" mo./lease
- Borrowers invested \$547K in recent property improvements
- \$950,000 gross protective equity to investors
- Fully permitted cannabis license / seasoned growers

Possible concerns:

- Borrower would like to close as quickly as possible
- 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: 11.50%
 Minimum Raise Amount: \$950,000
 Minimum Investment Amount: \$47,500
 Loan amount (\$): \$950,000
 Lien position: 1 TD

Pledged 0%

Follow this offering

Loan amount (\$)	\$950,000
Estimated Closing Date	Jan 31, 2023
Investor Yield	11.50%
Min. Investment	\$47,500

Investors

Name	Amount
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Contact Sponsors



Sandy MacDougall CTD

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 Email Sandy
 (949) 632-6145



Nicole Smith

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 Email Nicole
 (949) 637-2977

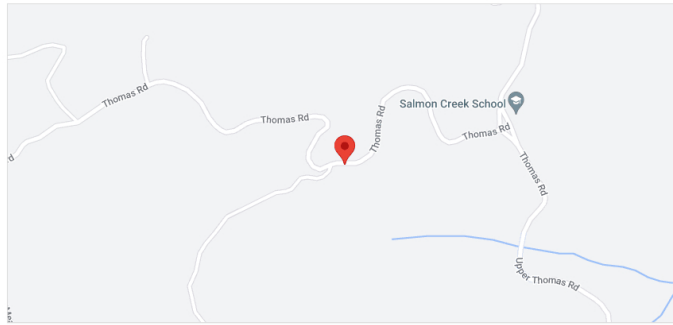
Borrower Credit Score: 748.0
LTV/CLTV: 50.0%
Deal Type: Cash-Out Refinance
Loan Term Length: 24
Property Condition: No Rehab
Lien Position: 1st TD
Loan Type: Business Purpose Cash Out Refinance
Loan Amount: \$950,000
Appraised Value : \$1,900,000
LTV / Net LTV on Appraised Value: 50.00% / 46.75%
Fractional Interests (20): \$47,500
Lender Rate: 11.50%
Monthly Payment to Lender: \$9,104.17
Amortization/Term: Interest Only / 24 Mos
Gross Protective Equity over Appraised Value: \$950,000
Guaranteed Interest: 6 Months
Prepaid Interest: 6 Months
Borrower Credit: 748 and 699
Exit Strategy: Refinance or business proceeds

Property Overview

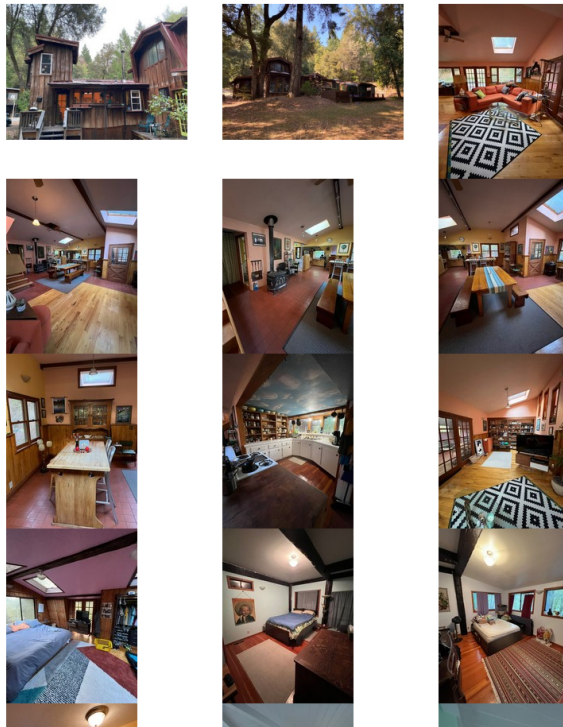
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Property Highlights

Property Type: Mixed Use Residential / Commercial / Cannabis Ranch
Appraised Value: \$1,900,000
SFR SF: 2,500 / Commercial SF: 960
Appraised Value/SF: \$549.13
Lot Size: 38.16 acres or 1,662,032 SF
SFR Total Rooms: 10
Bedrooms: 4
Bathrooms: 2
Stories: 2
Garage: 2-car de-attached garage
Exterior Wall: Wood
Year Built: 1980 / Renovated: 2019
Style: Custom Ranch
Occupancy: Non Owner Occ.
County: Humboldt
Zoning: U - AG
APN: 221-081-004-000



Photos





Documents
Monschke_-_1.9M_Appraisal.pdf (application/pdf, 7679656KB)
Monschke_-_Preliminary_Report.pdf (application/pdf, 499406KB)
Monschke_-_Property_Profile.pdf (application/pdf, 1118912KB)

🗨️ Investor Questions

Write your question here ...

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