

\$175,000 2nd TD @ 10.00%, SFR, Cash Out, OO, 38.22% CLTV, 38.02% Net CLTV, \$35,000 Min. Inv., 6 Mos. Guar. Int., 3 Mos Prepaid Int., 24 Mos. Term, Agoura Hills, CA

1921 Hazel Nut Court Agoura Hills CA 91301



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

Overview

Successful Mortgage Vintage repeat borrowers and on-time payers are seeking a small cash-out 2nd TD on this owner occupied SFR in Agoura Hills. Borrowers are highly experienced real estate agents specializing in high end residential estate properties in the Malibu area with several multi-million dollar listings. Borrowers are seeking a loan to invest into their real estate business for a sophisticated marketing campaign on a number of current listings. The borrowers 1st TD of \$857,000 is current and in good standing with @ 4.375% fixed rate maturing May 2044.

The subject property is a 2 story, 4 BED/4.5 BA SFR located in Agoura Hills. The subject property features 3,818 SF of gross living area and is situated on a 71,519 SF lot (the largest lot in the tract). The subject property has panoramic views, high end landscaping, and pool/spa. Agoura Hills is a picturesque suburban city located in the eastern part of Ventura County. The subject property is situated in the Conejo Valley, between the Simi Hills and the Santa Monica Mountains. With its stunning natural beauty, excellent schools, and upscale amenities, Agoura Hills is one of the most desirable places to live in Southern California.

This is a 37.81% CLTV on BPO Value of \$2.7 M with 6 months Guaranteed Interest and 3 months Prepaid Interest, yielding a 10.00% annualized return. Minimum investment is \$35,000.

What we like about this Trust Deed opportunity:

- Well maintained, SFR in Suburban Agoura Hills, LA County location
- Previous Mortgage Vintage borrower & on-time payer
- 10.00% annualized return
- 6 months Guaranteed Interest
- 3 months Prepaid Interest

Possible concerns:

- Borrower would like to close quickly

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



Mrs. Lauren Morales

Financial

Offering Type : Debt
 Investor Yield: 10.00%
 Minimum Raise Amount: \$175,000
 Minimum Investment Amount: \$35,000
 Loan amount (\$): \$175,000
 Lien position: 2 TD
 Borrower Credit Score: 663.0
 LTV/CLTV: 38.22%
 Deal Type: Cash-Out Refinance
 Loan Term Length: 24
 Property Condition: No Rehab
 Lien Position: 2nd TD
 Loan Type: Business Purpose Cash-Out
 Loan Amount: \$175,000
 Existing 1st TD Loan: \$857,000 @ 4.375% Fixed Rate
 Combined Loan Amount: \$1,032,000
 CLTV / Net CLTV on BPO Value: 38.22% / 38.02%
 Fractional Interests (5): \$35,000
 Lender Rate: 10.00%
 Monthly Payment to Lender: \$1,458.33
 Gross Protective Equity over BPO Value: \$1,668,000
 Guaranteed Interest: 6 Months

Pledged 0%

Follow this offering

Loan amount (\$)	\$175,000
Estimated Closing Date	Mar 21, 2023
Investor Yield	10.00%
Min. Investment	\$35,000

Investors

Name	Amount
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Contact Sponsors



Sandy MacDougall CTD

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Lauren Morales

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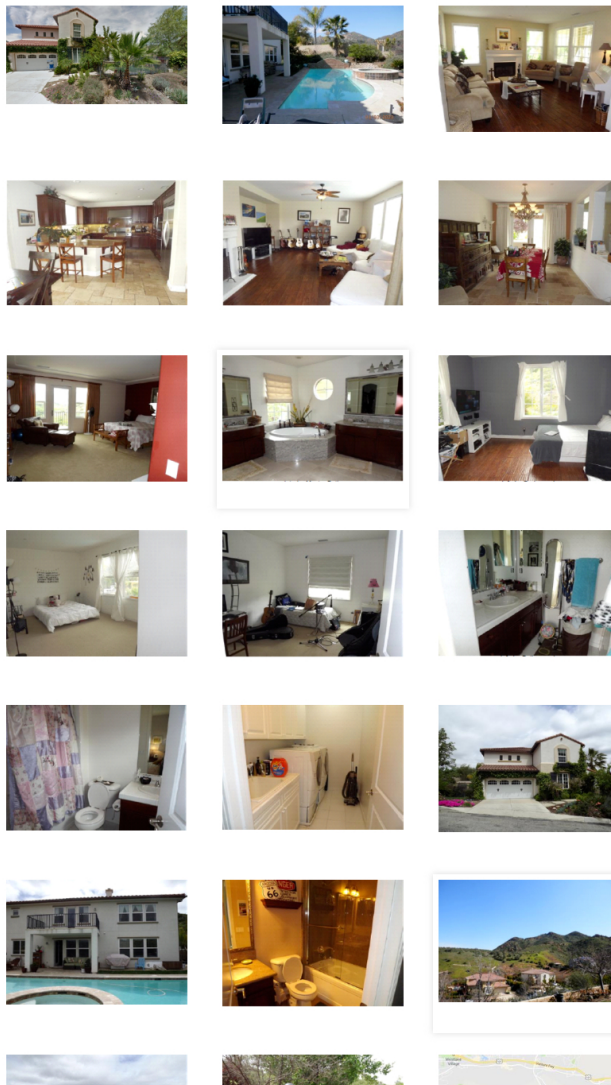
Prepaid Interest: 3 Months
Borrower Credit: 663
Exit Strategy: Repay loan through business proceeds

Property Highlights

Property Type: SFR
BPO Value: \$2,700,000
Gross Living Area: 3,818 SF
BPO Value/SF: \$707.17
Lot Size sqft: 71,519 or 1.64 acres
Total Rooms: 11
Bedrooms: 5
Bathrooms: 5
Stories: 2
Garage: 4-car attached
Exterior Wall: Stucco
Year Built: 2005
Architectural Style: Traditional
Occupancy: Owner Occ.
County: Los Angeles
Zoning: Residential
APN: 4464-007-023



Photos





Documents

[O'Herlihy-BPO.pdf](#) (application/pdf, 5559632KB)

[O'Herlihy_-_Preliminary_Report.pdf](#) (application/pdf, 302293KB)

[O'Herlihy_-_Property_Profile.pdf](#) (application/pdf, 498730KB)

Investor Questions

Write your question here ...

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