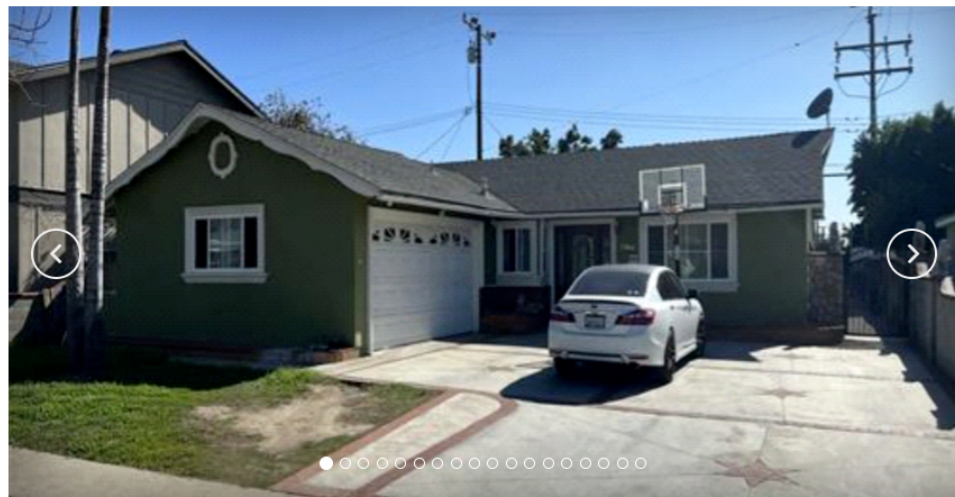


\$350,000 1st TD @ 7.50 %, NOO, SFR, Refinance, 51.09 % LTV, 24 Mos., 6 Mos. Guar. Int., \$35k Min. Investment, La Habra, CA 90631

2100 E. Stearns Ave. La Habra CA 90631



Pledged 0%

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Loan amount (\$)	\$350,000
Estimated Closing Date	Mar 22, 2023
Investor Yield	7.50%
Min. Investment	\$35,000

Investors

Name	Amount

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Sandy MacDougall
CTD

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[\(949\) 632-6145](#)

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Overview

719 and 728 FICO Successful Mortgage Vintage borrowers and experienced real estate investors are seeking a rate and term refinance 1st TD on this investment property to pay off their existing maturing 1st Trust Deed

The subject property is a ranch style home in a nice suburban area in La Habra, Orange County. The home is 1,242 SF with 8 total rooms including 3 spacious bedrooms and 2 full bathrooms. It also features an attached 2-car garage and a nice covered patio in the back, the entire property sits on a 0.14 acer lot. The subject is in close proximity from Fullerton Golf Course and Laguna Lake Park. Also close to shopping, restaurants, schools, medical facilities and the 90 and 57 freeways. Rental income is \$3,500 a month The exit strategy of this loan is to pay off our loan from rental income of investment properties and other income or to do a conventional refinance.

This is a 51.09 % LTV on the recent BPO value of \$685,000. Loan structure features 6 months' guaranteed interest and a 7.50 % annualized return. Minimum investment is \$35,000 or 10%.

What we like about this Trust Deed opportunity:

- Non-Owner Occupied SFR
- 51.09 %LTV
- Orange County Location
- 6 months Guaranteed Interest
- Previous Successful Mortgage Vintage Borrower

Possible concerns:

- Borrower looking 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

Financial

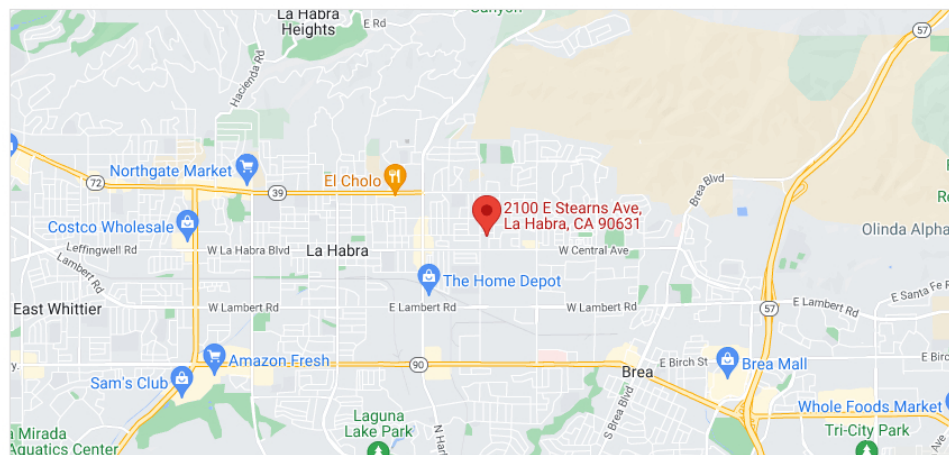
Offering Type : Debt
Investor Yield: 7.50%
Minimum Raise Amount: \$350,000
Minimum Investment Amount: \$35,000
Loan amount (\$): \$350,000
Lien position: 1 TD
Borrower Credit Score: 719.0
LTV/CLTV: 51.09%
Deal Type: Rate and Term Refinance
Loan Term Length: 24
Property Condition: No Rehab
Lien Position: 1st TD
Loan Type: Business Purpose Refinance
Broker Price Opinion Valuation: \$685,000
Loan Amount: \$350,000
LTV on BPO Value: 51.09%
Fractional Interests (10): \$35,000
Lender Rate: 7.50%
Monthly Payment to Lender: \$2,187.50
Amortization/Term: Interest Only / 24 Months
Gross Protective Equity over BPO Value: \$335,000
Guaranteed Interest: 6 Months
Borrower Credit: 719 & 729
Exit Strategy: Conventional Refinance

Property Overview

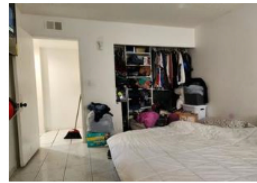
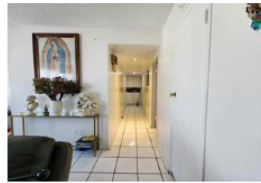
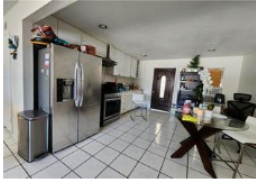
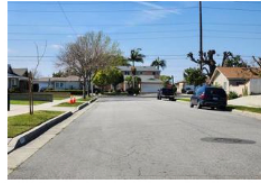
Please see above for detailed property information

Property Highlights

Property Type: SFR
BPO Value: \$685,000
Gross Living Area: 1,242 SF
BPO Value/sqft: \$551.52
Total Rooms: 8
Bedrooms: 3
Bathrooms: 2
Stories: 1
Garage: 2-car attached
Exterior Wall: Stucco
Year Built: 1958
Architectural Style: Ranch
Occupancy: Non-Owner Occ.
County: Orange
Zoning: Residential
APN: 303-333-05



Photos



Documents

- [Gomez_-_Value_-_Zillow__727_200.pdf](#) (application/pdf, 164865KB)
- [Gomez_-_Value_-_Redfin__773_097.pdf](#) (application/pdf, 2359062KB)
- [Gomez_-_BPO_-_3-9-23_-_685k.pdf](#) (application/pdf, 4338965KB)
- [Gomez_-_Preliminary_Report..pdf](#) (application/pdf, 365076KB)
- [Gomez_-_Property_Profile.pdf](#) (application/pdf, 1176120KB)

Investor Questions

Write your question here ...

Write your question here ...

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Submit

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info@crowdtrustdeed.com

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