

\$110,000 2nd @ 11.50%, 55.63% CLTV, 53.67% Net CLTV, Duplex, Bus. Purpose Cash-Out, OO, 12 Month Term, 6 Mos. Guar. Int., 12 Mos. Prepaid Int., \$55,000 Min. Inv., Los Angeles, CA
 1592 W. 47th Street Los Angeles CA 90062



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Overview

739 and 729 business owners are seeking a small \$110K 2nd Trust Deed business purpose loan on this owner-occupied + rental Duplex in Los Angeles, CA. 100% loan proceeds will be used to upgrade and expand borrowers' landscaping business.

The borrower's 1st mortgage is with Wells Fargo and has a principal balance of \$326,707 with a fixed interest rate of 4.125%, maturing February 2048 and a payment of \$2,117/mo. The first lender impounds for taxes and insurance.

The subject property is a contemporary styled, Duplex in good condition featuring a larger main unit with 1,337 SF total living space with 2 Bedroom / 2 BA and a detached 2-car garage. The 2nd smaller rental unit is 450 SF living space, earning \$1,500 per month. The subject property sits on .15 acres lot. The subject property is just a short drive to USC and the shopping and entertainment venues found there including the Coliseum and the LAFC soccer stadium as well as similarly distanced to the new SOFI stadium and the shopping and entertainment venues found nearby in the city of Inglewood. The subject property is just west of the 110 FWY and just south of the 10 FWY.

This is a 55.63% CLTV and 53.67% Net CLTV% on a recent BPO Value of \$785,000 with 6 months Guaranteed Interest and 12 months Prepaid Interest, yielding a 11.50 % annualized return. Minimum investment is \$55,000 or 50.00%. Exit strategy: refinance.

What we like about this Trust Deed opportunity:

- 739 and 729 FICO real estate and business owners
- Los Angeles good condition Duplex; earning rental income in 2nd unit
- 55.63% CLTV and 53.67% Net CLTV
- 11.50% Lender Rate
- 12 months Prepaid Interest
- 6 months Guaranteed Interest

Possible concerns:

- Borrower need to close as soon as possible

Management

President and Founder, Mortgage Vintage, Inc. and CrowdTrustDeedMortgage 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, Inc. 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



Ms. Nicole Smith

Financial

Offering Type : Debt
 Investor Yield: 11.50%
 Minimum Raise Amount: \$110,000
 Minimum Investment Amount: \$55,000
 Loan amount (\$): \$110,000
 Lien position: 2 TD
 Borrower Credit Score: 739.0
 LTV/CLTV: 55.63%
 Deal Type: Cash Out
 Loan Term Length: 12
 Property Condition: 10238 Multi Lender
 Loan Type: Business Purpose Cash-Out
 Property Type: Duplex
 BPO Valuation: \$785,000
 Existing 1st TD: \$326,707
 Loan Amount: \$110,000
 Combined Loan Amount: \$436,707
 Lien Position: 2nd

Pledged 0%

Follow this offering

● Loan amount (\$)	\$110,000
○ Estimated Closing Date	May 01, 2023
📊 Investor Yield	11.50%
📦 Min. Investment	\$55,000

Investors

Name	Amount

🔔 Contact Sponsors



Nicole Smith

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



Sandy MacDougall

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

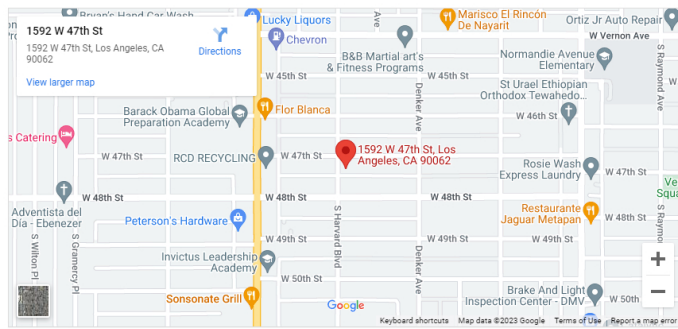
CLTV: 55.63%
Net CLTV: 53.67%
Occupancy: Owner Occupied + Rental 2nd Unit
Rate to Investor: 11.50%
Fractional Interest (2): \$55,000
Monthly Payment to Investor: \$1,054.17
Amort./Term: Interest Only / 12 mos.
Gross Protected Equity: \$348,293
Guaranteed Interest: 6 Months
Prepaid Interest: 12 Months
Credit Score: 739 / 729
Exit Strategy: Refinance

Property Overview

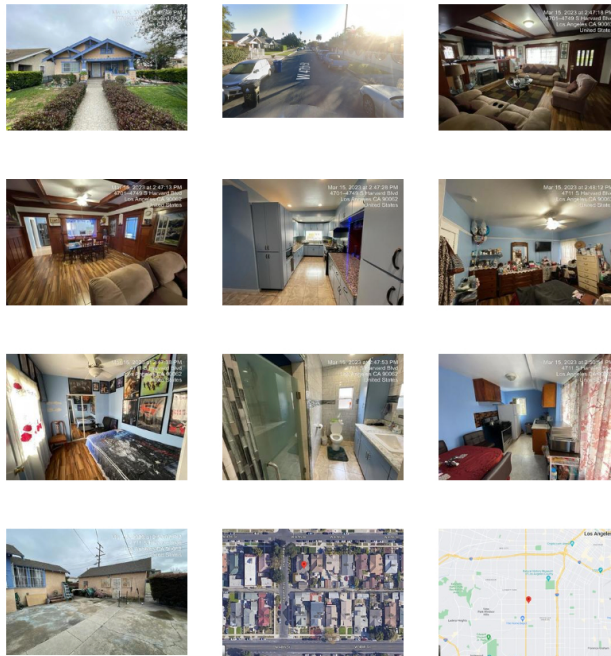
See above description

Property Highlights

Property Type: Duplex
BPO Value: \$785,000
Property Living SF: 1,787
BPO Value SF: \$439.28
Bedrooms: 2
Bathrooms: 2
Year Built: 1910
Exterior: Stucco / Wood
County: Los Angeles
Occupancy: Owner Occupied + Rental 2nd Unit
Zoning: Residential 2 - 4



Photos



Documents

- [Carcamo_-_785K_BPO_Value.pdf \(application/pdf, 3769029KB\)](#)
- [Carcamo_-_Property_Profile.pdf \(application/pdf, 745177KB\)](#)
- [Carcamo_-_Preliminary_Report_Updated_4-24-2023.pdf \(application/pdf, 278945KB\)](#)

🗨 Investor Questions

Write your question here ...

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Covering California

260 Newport Center Dr. Suite #404
Newport Beach, CA 92660

Contact Us

(949) 438-0591
info@crowdtrustdeed.com

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