

Updated 4-4-23 Lower Loan Amount: \$400,000 1st TD @ 15.00%, 39.22% LTV, 37.60% Net LTV, Cash-Out Refi, Mixed Use Commercial/Residential, 6 Mos. Guar. Int., 3 Mos. Prepaid, 24 Mos. Term, \$40,000 Min. Inv., Los Angeles, CA 90022

6047 & 6049 Whittier Boulevard Commerce CA 90022



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

### Overview

Successful long-time business owner of "Rincon De Guayabitos" restaurant and his Construction Business Owner 732 FICO Son are seeking a 1<sup>st</sup> Trust Deed cash out refinance on this mixed-use commercial/residential property in Los Angeles, CA. Our borrower purchased the property with a partner in 2006 and the partner has since passed away and our borrower is the sole owner. As additional collateral, we are putting the Son on the Loan. The purpose of this loan is to pay off existing liens as well as make some improvements to the restaurant and purchase new equipment. The exit strategy from our loan is a commercial refinance. Borrower

The subject is a mixed-use commercial/residential property comprised of two freestanding buildings and two parcels. The total site area is 11,639 SF (0.27 acres) and the Net Rentable Area is 2,903 SF. The front building is a 1,953 SF restaurant (known and operated as Rincon De Guayabitos) which has a large dining area, a full service kitchen with a walk in freezers, 2 restrooms, a counter/cashiers area, front and rear entrances, and a fire alarm / security system. At the rear of the subject site is a 980 SF Single Family Residence which has 2 bedrooms, 1.5 bathrooms, a kitchen, and a living room that rents for \$1,400/mo. Both buildings are 100% occupied. Onsite parking consists of 20 asphalt paved marked spaces with additional parking available on Whittier Boulevard. The subject property is located in southeast Los Angeles County in the northwest portion of the City of Commerce, CA in close proximity to the I-5 and Hwy-10 freeways. Reported Sales for the Restaurant Operations were \$645k in 2022. The parcel numbers for the 6047 and 6049 Whittier Blvd. properties are 6342-036-017 & 6342-036-018.

This loan is a low 39.22% LTV and 37.60% Net LTV on the recently appraised value of \$1,020,000. Loan structure features 6 months guaranteed interest, 3 months prepaid interest and a 15.00% annualized return. The minimum investment is \$40,000 or 10%.

What we like about this Trust Deed opportunity:

- 732 FICO Co-Borrower (Son of Restaurant Owner)
- Long time restaurant business of "Rincon De Guayabitos"
- \$620,000 in Gross Investor Equity Protection
- 15.00% Annualized Return
- 39.22% LTV / 37.60% Net LTV on recent Appraised Value
- 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**

### Financial

- Offering Type : Debt
- Investor Yield: 15.00%
- Minimum Raise Amount: \$400,000
- Minimum Investment Amount: \$40,000
- Loan amount (\$): \$400,000
- Lien position: 1 TD
- Borrower Credit Score: 732.0
- LTV/CLTV: 39.22%
- Deal Type: Cash-Out Refinance
- Loan Term Length: 24
- Property Condition: No Rehab
- Lien Position: 1st TD

Pledged 34%

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Estimated Closing Date	Apr 07, 2023
Investor Yield	15.00%
Min. Investment	\$40,000

### Investors

Name	Amount
Sandy MacDougall	\$90,000
Michael Jed	\$45,000

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**Sandy MacDougall CTD**

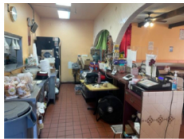
[Send Message](#)  
Email Sandy  
[\(949\) 632-6145](#)

Loan Type: Cash Out Refinance  
Appraisal Value: \$1,020,000  
Loan Amount: \$400,000  
LTV and Net LTV on Appraised Value: 39.22% / 37.60%  
Lender Rate: 15.00%  
Monthly Payment to Lender: \$5,000  
Loan Term: 24 Months  
Gross Protective Equity / Appraisal Value : \$620,000  
Guaranteed Interest: 6 Months  
Prepaid Interest: 3 Months  
Borrower Credit: None  
Exit Strategy: Commercial Loan

Property Highlights

Property Type: Mixed-Use Commercial/Residential  
Appraised Value: \$1,020,000  
Net Rentable Size: 2,903 SF  
Total Site Size: 11,639 SF  
Price per SF: \$351.36  
Stories: 1  
Class Type: Class D  
Parking Spaces: 20 asphalt pave parking spaces  
Year Built: 1922  
County: Los Angeles  
Environmental: Low - No Environmental Concerns  
Zoning: C3 - Commercial  
APN: 6342-036-017 & 6342-036-018

Photos





#### Documents

- [Hernandez\\_-\\_Appraisal\\_-\\_1.02\\_Mil\\_-\\_2-22-23.pdf](#) ( application/pdf, 2462483KB)
- [Hernandez\\_-\\_Preliminary\\_Report.pdf](#) ( application/pdf, 265654KB)
- [Hernandez\\_-\\_Property\\_Profile\\_\(6047\\_Whittier\).pdf](#) ( application/pdf, 595174KB)
- [Hernandez\\_-\\_Property\\_Profile\\_\(6049\\_Whittier\).pdf](#) ( application/pdf, 829094KB)

#### 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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