

\$542,960 1st TD @ 13.50%, 80.00% LTV, 12.50% Net LTV, Bus. Purp. C/O Refi for Const., SFR, 100% Funds Control, 12 Mos. Term, 6 Mos. Guar Int., 6 Mos. Prepaid, \$54,296 Min. Inv., Apple Valley, CA

19463 Coati Rd.; Lot 101, Tract: 14514-1, APN: APN: 0472 461 11 0 000 Apple Valley CA 92307



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Overview

732 and 723 FICO, 3x Successful Mortgage Vintage borrowers and 30+ years experienced residential developers are seeking a 1st TD loan to finish development on this "pre-sold", SFR property in Apple Valley, San Bernardino County, CA. Borrowers own "Evergreen Homes, LLC" Evergreen Homes (evergreenhomesca.com). Borrowers have already built and sold 55+ SFRs similar to this subject property in this same "Dorada @ Vista Del Sol Estates" tract. Evergreen Homes has 100 lots under contract and our loan allows the borrowers to close on this pre-sold subject property lot and obtain 100% of the funds needed to build the house. This Dorada development has 20 homes completed with inhabitants and 35 homes purchased and under construction. Sales remain brisk for these wonderful homes and the borrower has selected Mortgage Vintage and CrowdTrustDeed again to provide this financing. The 3 loans Mortgage Vintage originated last year with this borrower performed perfectly and, per the same plan as this loan, were paid off by the end buyer at construction completion.

Borrowers' resume includes having successfully "sold out" 4 large residential communities to date in Victorville, Oak Hills, Spring Valley Ridge and now Apple Valley. Funds from this loan will be put into "Funds Control" and shall be released as construction progresses. The construction budget is vetted by the General Contractor and is in line with the many other recently completed homes in the project. Exit strategy from our loan is the sale of the property that is already in escrow with a final buyer's \$10k deposit. The final buyer has been approved for future conventional financing to take us out.

Borrowers have all approved plans and permits in place and \$1.85 Mil.+ "skin in the game" put into this project on permits, entitlements and infrastructure. Borrower's are also paying closing costs on this purchase.

The subject view property when finished will be a brand new, semi-custom, 1 story, ranch style SFR in the "Dorado @ Vista Del Sol Estates" in Apple Valley, CA. The subject property will have 3,057 SF of living space, sitting on a 19,982 SF lot. The subject property will have a total of 10 rooms, 4 Bed / 3 Bath, attached 3 car garage, energy efficient systems throughout, courtyard and covered patio. The subject property is within 10 minute proximity to many shopping plazas, shops, restaurants and schools near the city of Victorville and the 15 & 18 Interstate freeways. Lot # 101, APN: 0472-461-11-0000

This loan is 80.00% LTV based on the recent after-completion Appraised Value of \$678,700. Loan structure Lot #101, APN: 0472-461-11-0000 features 6 months' guaranteed interest, 6 months' prepaid interest and 13.50% annualized return and funds control of 100% of the estimated Construction Amount. Minimum investment is \$54,296 or 10.00%. Exit strategy for our loan is for the Buyer, who is under contract to buy the home, to get their pre-approved conventional purchase financing. These end buyers have deposits of \$10k in place and are Fannie Mae approved borrowers. Those end buyer Credit Scores are 721 and 706.

What we like about this Trust Deed opportunity:

- 732 & 723 credit scores
- 13.50% Annualized Return
- 6 months Guaranteed Interest
- 6 months Prepaid Interest
- Buyer in place and under contract for the finished house
- 100% Funds Control for \$417,400 Construction Funds
- Previous and successful MVI Borrowers
- 12.50% Net LTV

Possible concerns:

- Borrower would like to close as quickly as possible

P.S. Check out Evergreen Homes at https://www.instagram.com/evergreenhomes_llc/

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

Pledged 0%

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Loan amount (\$)	\$542,960
Estimated Closing Date	Mar 10, 2023
Investor Yield	13.50%
Min. Investment	\$54,296

Investors

Name	Amount
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Contact Sponsors



Sandy MacDougall
CTD

- Send Message
- Email Sandy
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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

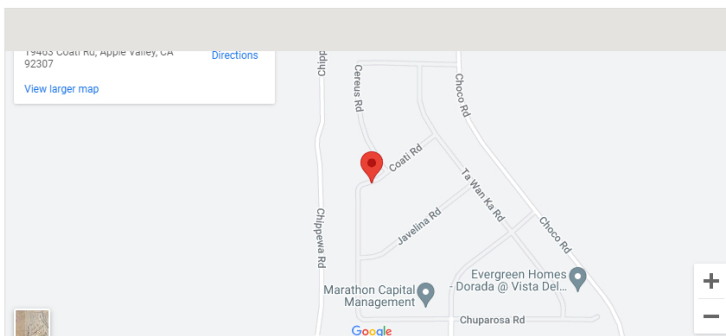
Offering Type : Debt
Investor Yield: 13.50%
Minimum Raise Amount: \$542,960
Minimum Investment Amount: \$54,296
Loan amount (\$): \$542,960
Lien position: 1 TD
Borrower Credit Score: 723.0
LTV/CLTV: 80.0%
Deal Type: Cash-Out Refinance
Loan Term Length: 12
Property Condition: Ground Up Construction
Lien Position: 1st TD
Loan Type: Business Purpose Cash-Out Refi for Construction
End Buyer Purchase Price: \$693,094
After Completion Appraisal Value: \$678,700
Loan Amount: \$542,960
After Completion LTV on Appraised Value : 80.00%
Funds Control: \$417,400
Net CLTV: 12.50%
Fractional Interests (10): \$54,296 or 10.00%
Lender Rate: 13.50%
Monthly Payment to Lender: \$6,108.30
Amortization/Term: Interest Only / 12 Mos
Gross Protective Equity over Appraised Value: \$135,740
Guaranteed Interest: 6 Months
Prepaid Interest: 6 Months
Borrower Credit: 732 & 723
Exit Strategy: Conventional purchase financing

Property Overview

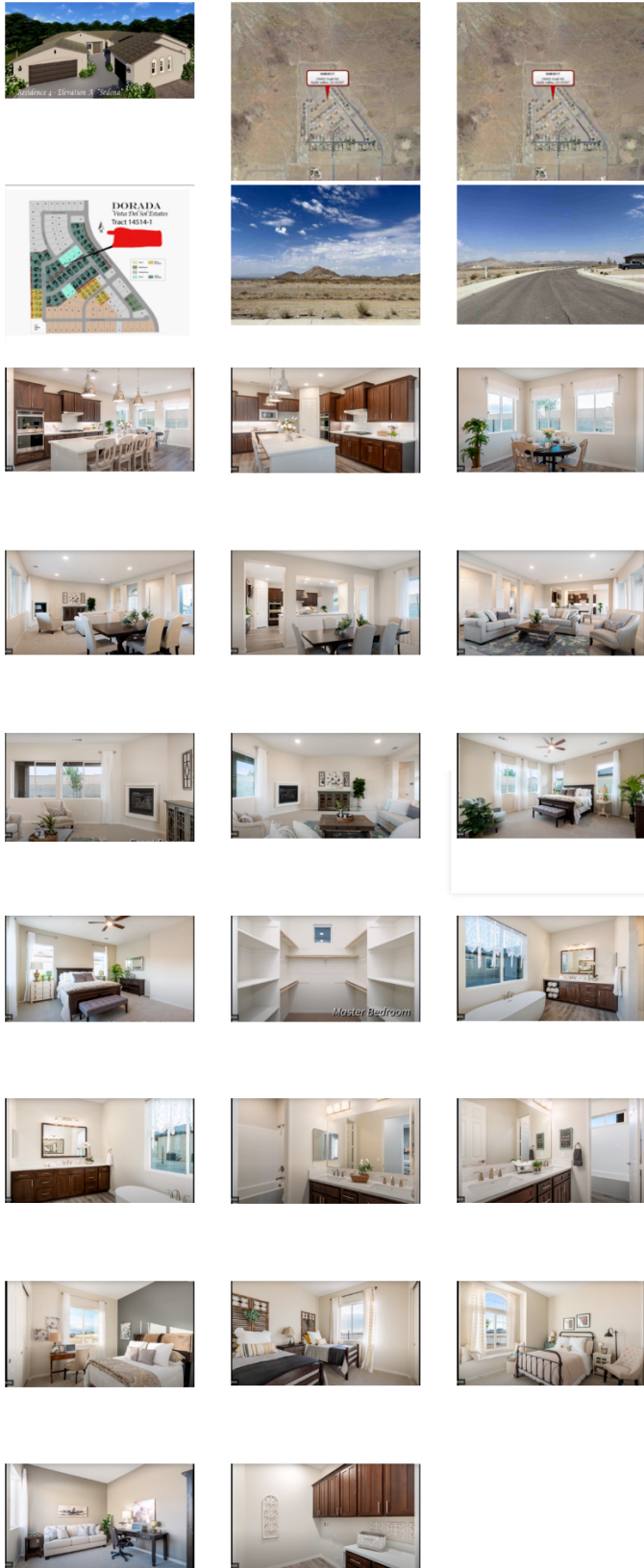


Property Highlights

Lot # 101
Property Type: Single Family Residence
After Completion Appraised Value: \$678,700
Under Contract Purchase Price for New Buyer: \$693,094
Model # for Dorada: Residence #4
SFR SF: 3,057
Appraised Value/SF: \$218.99
Lot Size: 19,982 SF
Total Rooms: 10
Bedrooms: 4
Bathrooms: 3
Stories: 1
Garage: 3-car attached garage
Exterior Wall: Wood, stucco
Year Built: 2023
Style: Semi-Custom
Occupancy: Non Owner Occ.
County: San Bernardino
Zoning: R-1
APN: 0472-461-11-0000



Photos



Documents

- [Faherty_-_Appraisal_-_678.7k_2-24-23_-_Lot_101_-_19463_Coati_Rd__Apple_Valley__CA_92307.pdf \(application/pdf, 2982003KB\)](#)
- [Faherty_-_Property_Profile.pdf \(application/pdf, 419975KB\)](#)
- [Faherty_-_Preliminary_Report.pdf \(application/pdf, 322654KB\)](#)

 Dorada__EMAIL_Brochure_(Plan_2_side_garage)__3.19.2022.pdf (application/pdf, 2884657KB)

 Investor Questions

Write your question here ...

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