

\$80,000 2nd Trust Deed @11.00%, 41.93% CLTV, 41.48% Net CLTV, Cash-Out, OO, SFR, 24 Month Term, 3 Mos. Prepaid Int., 6 Mos. Guaranteed Int., \$20,000 Min. Inv., Fullerton, CA 92833

1001 S Paula Dr. Fullerton CA 92833



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

Overview

Successful Business Owner looking for a small business purpose cash-out 2nd Trust Deed on this owner-occupied SFR in Fullerton, Orange County, CA. Loan proceeds will be used for a capital infusion and expansion into the borrower's manufacturing business, [New Era Uretane, Inc.](#) The exit strategy from our loan is a refinance within the next 12-18 months and/or to pay it off from business proceeds post-expansion.

The subject property is a 1,174 SF, Ranch Styled, Single Family Residence located in a nice suburban area of Fullerton, Orange County, CA. Sitting on a 7,776 SF lot, the home consists of 7 total rooms which includes 4 bedrooms and 2 full bathrooms. The property is a corner lot with large front and back yards, an attached 2-car garage and a covered deck and patio. The home is located just North of the 91 and 5 Freeways and is in close proximity to schools, parks, shopping, hospitals and entertainment.

The borrower's 1st Mortgage is a conventional loan with a balance of \$203,000 and an interest rate of 3.00%. The total monthly payment is \$1,925.42 (PITI).

This is a 41.93% CLTV, 41.48% Net CLTV based on the recent BPO Value of \$675,000. Loan features 6 months' Guaranteed interest, 3 months' Prepaid interest and yields a 11.00% annualized return. Minimum investment is \$20,000 or 25.00%.

What we like about this Trust Deed opportunity:

- Very low 41.93% CLTV, 41.48% Net CLTV
- Successful business owner
- 6 months' Guaranteed Interest
- 3 months' Prepaid Interest
- 682 FICO
- Standard SFR in nice neighborhood, Orange County

Possible concerns:

- Borrower would like to close quickly to keep up with business growth

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. Michael Veal



Mr. Sandy MacDougall CTD

Pledged 0%

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Loan amount (\$)	\$80,000
Estimated Closing Date	Apr 28, 2023
Investor Yield	11.00%
Min. Investment	\$20,000

Investors

Name Amount

[Contact Sponsors](#)



Sandy MacDougall
CTD

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Michael Veal

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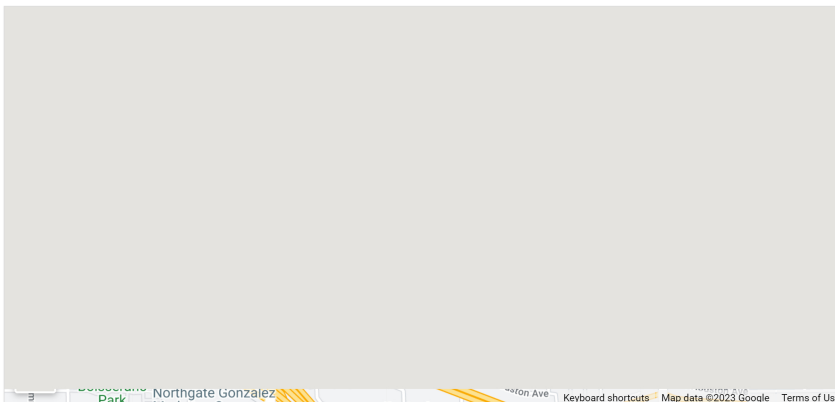
Financial

Offering Type : Debt
Investor Yield: 11.00%
Minimum Raise Amount: \$80,000
Minimum Investment Amount: \$20,000
Loan amount (\$): \$80,000
Lien position: 2 TD
Borrower Credit Score: 682.0
LTV/CLTV: 41.93%
Deal Type: Cash Out
Loan Term Length: 24
Property Condition: No Rehab
Loan Type: Business Purpose Cash-Out
Property Type: Single Family Residence
BPO Valuation: \$675,000
Existing 1st TD: \$203,000
New 2nd TD: \$80,000
Combined Loan Amount: \$283,000
Lien Position: 2nd
CLTV: 41.93%
Net CLTV: 41.48%
Occupancy: Owner Occupied
Rate to Investor: 11.00%
Fractional Interest (4): \$20,000 or 25%
Monthly Payment to Investor: \$733.33
Amort./Term: Interest Only / 24 months
Gross Protected Equity: \$392,000
Guaranteed Interest: 6 Months
Prepaid Interest: 3 Months
Credit Score: 682
Exit Strategy: Refinance and/or payoff through business proceeds

Property Overview

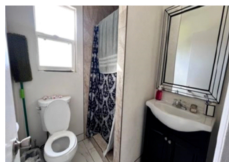
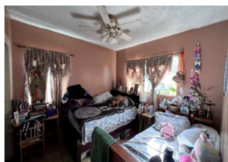
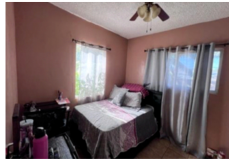
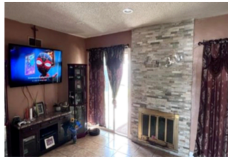
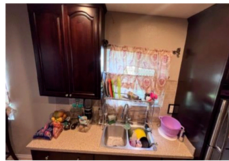
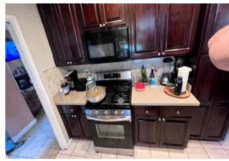
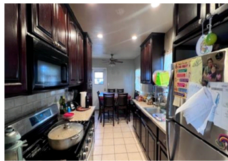
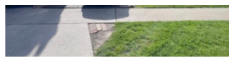
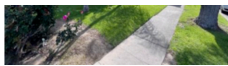
Property Highlights

Property Type: Single Family Residence
BPO Value: \$675,000
Property SF: 1,174
BPO Value Sq. Ft.: \$574.96
Bedrooms: 4
Bathrooms: 2
Parking: Attached 2-car garage
Year Built: 1955
Exterior: Stucco
County: Orange
Occupancy: Owner Occupied
APN: 071-313-07
Zoning: Residential - SFR



Photos





Documents

- [Salgado_-_BPO__675_000.pdf](#) (application/pdf, 5191178KB)
- [Salgado_-_Preliminary_Report.pdf](#) (application/pdf, 358773KB)
- [Salgado_-_Property_Profile.pdf](#) (application/pdf, 637902KB)
- [Salgado_-_Value_-_Zillow_-_745_000.pdf](#) (application/pdf, 20266037KB)
- [Salgado_-_Value_-_Redfin_-_632_000.pdf](#) (application/pdf, 2380881KB)

Investor Questions

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