

\$950,000 2nd TD @ 11.50%, SFR, 58.11% CLTV, 56.23% Net CLTV, OO, 6 Mos. Guar., 3 Mos. Prepaid, Min. Inv. \$47,500, 24 Mos. Term, Newport Beach, CA

411 Redlands Avenue Newport Beach CA 92663



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Overview

750 and 761 FICO, business owner and real estate investor is seeking a \$950K 2nd Trust Deed loan on this owner-occupied SFR located in Newport Beach, Orange County, CA. Loan proceeds will be used for Borrower's Date Cultivation, packaging and sale business (Fountainhead Shrugged, LLC). The borrower secured Walmart as an account for their Coachella grown Dates and needs money to fulfill the Walmart order. This new loan of \$950k will payoff an existing, in good standing with perfect payment record, existing MVI 2nd TD of \$300k.

The subject property is a 2 story, Cape Cod style single-family residence that is very well located in the city of Newport Beach, Orange County, CA. The subject property offers ocean views from upstairs and consists of 3,600 sf of living space with 4 spacious bedrooms and 4 bathrooms. In addition, there is a separate unit, next to the garage, that is currently used as an office but could also be used as a Mother-In-Law unit. The home offers a 2-car detached garage. The subject property is located in the Newport Heights area near Newport Bay. The property offers a private backyard and is located across the street from a park. The subject property is located near Newport Harbor and Horace Ensign schools, shopping and entertainment.

This is a 58.11% CLTV and 56.23% Net CLTV based on a BPO Value of \$3,699,000. Minimum investment for this Trust Deed is \$47,500, yielding an 11.50% annualized return with 6 Mos Guaranteed Interest and 3 Months Prepaid Interest.

First Mortgage is with Union Bank. This 1st TD interest rate is 3.1250% with a balance of \$1,119,662.31

What we like about this Trust Deed opportunity:

- 750 FICO, business owner, and real estate investor
- Orange County location
- 11.50% Investor Yield
- CLTV: 58.11% / Net CLTV 56.23%
- \$1,550,000 Gross Investor Protective Equity
- 6 Months Guaranteed
- 3 Months Prepaid
- Previous, successful Mortgage Vintage borrower

Possible concerns:

- Borrower would like to close as soon as possible

Management

President and Founder, 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

Financial

Offering Type : Debt
 Investor Yield: 11.50%
 Minimum Raise Amount: \$950,000

Pledged 60%

[Edit My Investment \\$95,000](#)

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Following

Estimated Closing Date	Apr 04, 2023
Investor Yield	11.50%
Min. Investment	\$47,500

Investors

Name	Amount
Sandy MacDougall	\$95,000
Joseph McGreevy	\$190,000
MIKE RUGANI	\$47,500
Patrick Strader	\$47,500
Elliott Lowe	\$47,500
Martin Morgenstern	\$95,000
Someone	\$47,500

Contact Sponsors



Sandy MacDougall

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

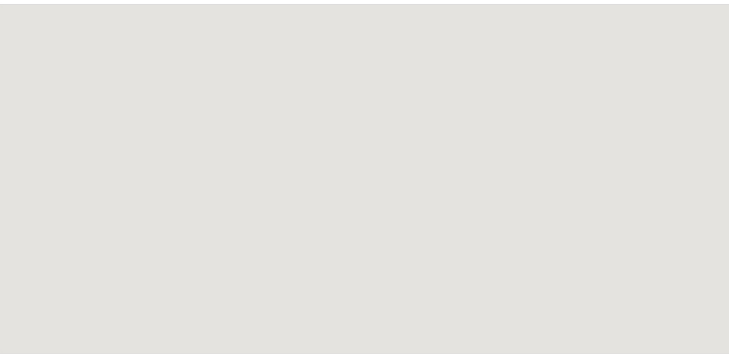
Minimum Investment Amount: \$47,500
Loan amount (\$): \$950,000
Lien position: 2 TD
Borrower Credit Score: 750.0
LTV/CLTV: 58.11%
Deal Type: Cash-Out Refinance
Loan Term Length: 24
Property Condition: No Rehab
Loan Type: Cash-Out Refinance
BPO Value : \$3,699,000
Existing 1st Trust Deed: \$1,199,622
New 2nd TD Loan Amount: \$950,000
Total Combined Liens: \$2,149,662
Gross Protective Equity over BPO Value: \$1,549,338
CLTV on BPO Value / Net CLTV: 58.11% / 57.31%
New Lien Position.: 2nd TD
Lender Rate: 11.50%
Fractional Interests (20): \$47,500
Lender Monthly Payment: \$8,312.50
Guaranteed Interest: 6 mos.
Prepaid Interest : 3 Mos.
Amortization/Term: Interest Only Due in 24 Months
Borrower FICO: 750 and 761
Exit Strategy: Payoff from Business Revenue

Property Overview

[See Previous](#)

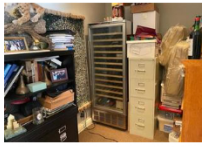
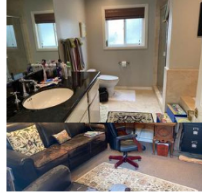
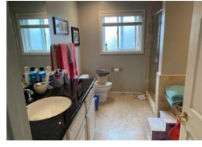
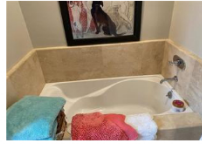
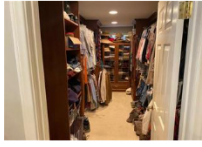
Property Highlights

Property Type: Single Family Residence
BPO Value: \$3,699,000
BPO Value psf: \$1,027.50
Lot Size SF: 6,273 (.14 acres)
Stories: Two
Total Square Footage: 3,600
Total Rooms: 10 Bed/Bath: 9 Bed / 5 BA
Bedrooms/Bathrooms: 4 bdrm/4ba
Features: Ocean View, Mother-in-law unit
Garage: 2 Car Detached
Exterior: Wood
Architectural Style: Cape Cod
Year Built: 2000
Occupancy: Owner Occupied
Zoning: Residential
County: Orange County



Photos





Documents

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Covering California

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