

**\$1,140,000 2nd TD @ 15.75%, 60.00% CLTV on ARV, 52.41% Net CLTV on ARV, SFR, Cash-Out, \$600K Funds Control, NOO, 24 Mos. Term, 6 Mos. Guar., 3 Mos. Prepaid, \$57,000 Min. Inv., Orlando, FL**

10120 Enchanted Oak Orlando FL 32836



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### Overview

Successful Mortgage Vintage borrower, CEO and long-time successful business owner (Burger Busters, Inc.), [burgerbusters.com](#), with a 740 credit score is seeking a cash-out business purpose 2nd TD on this non-owner occupied property located in the exclusive gated Disney neighborhood of Golden Oak which was just recently featured in an article in the Wall Street Journal ([Click Here](#) to read the article). BurgerBusters Inc. currently owns and operates 82 Taco Bell restaurants; including 74 free-standing Taco Bell restaurants, 5 Taco Bell / Pizza Hut Express restaurants, and 3 Taco Bell / KFC restaurants. The Company generates over \$140,000,000 in annual sales and employs more than 2,600 employees. See Borrower Bio here: <https://theorg.com/org/burgerbusters-inc/org-chart/tassos-paphites>

Borrower recently purchased the subject Florida Investment property in January of this year and the funds will be used to completely renovate the property. Borrower has put in \$1 Mil. of his own cash into the remodel so far but needs an additional \$600k from our loan to finish construction. The Cash Out will be used for immediate business related requirements.

The subject property is a 9,713 sf single-family residence located inside the exclusive Walt Disney gated golf community/resort (Golden Oak) and is near the Disney theme park with views of the nightly fireworks, shopping centers, and major roads/highways. The subject property consists of 12 rooms total with 5 bedrooms and 6.5 bathrooms. Amenities include fireplace, deck/patio, spa, and pool. The home offers a 4 car attached garage.

This is a 60.00% CLTV and a 52.41% Net CLTV based on an After Repair Value of \$11,900,000. Loan structure features \$600,000 in Funds Control, 6 months Guaranteed Interest and 3 months Prepaid Interest. Minimum investment for this Trust Deed is 57,000 or 5.00%, yielding a 15.75% annualized return. The borrower's income and bank statements show substantial ability to make the payments on the loan and finish construction should their be cost overages.

The first mortgage is with Atlantic Union Bank with a current unpaid principal balance of \$6,000,000 and an interest rate of 7.75% and matures on January 1, 2038. Exit strategy for this loan is a new conventional refinance at the new After Repair Value of \$11.9 Mil. The borrower has additional ways to pay off this loan including the sale of a \$20 Mil. investment property with substantial equity in Monarch Beach, CA that is under contract to sell. Mortgage Vintage has a \$3 Mil. current and performing 2nd TD on this Monarch Beach property.

What we like about this 2nd Trust Deed opportunity:

- 15.75% yield to the Investor
- Successful previous Mortgage Vintage borrower
- Successful business owner
- 740 middle credit score
- Exclusive gated Disney Neighborhood in Orange County, FL
- 60.00% CLTV, 52.41% Net CLTV
- Funds Control of \$600k to complete the rehab
- Borrower has put in over \$1 Mil. to the rehab so far

Possible concerns:

- Borrower would like to close by June 2

### 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: 15.75%  
Minimum Raise Amount: \$1,140,000

Pledged 70%



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Estimated Closing Date	Feb 06, 2023
Investor Yield	15.75%
Min. Investment	\$57,000

### Investors

Name	Amount
Sandy MacDougall	\$171,000
Marc Butman	\$171,000
Leonard Palmer	\$114,000
David Kessenich	\$114,000
joseph McGreevy	\$228,000

### Contact Sponsors



**Sandy MacDougall**

[Send Message](#)

[Email Sandy](#)

[\(949\) 632-6145](#)

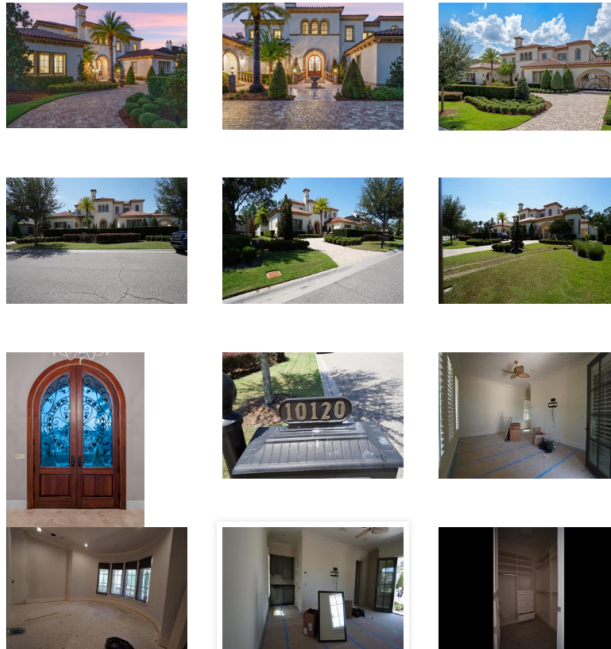
Minimum Investment Amount: \$57,000  
 Loan amount (\$): \$1,140,000  
 Lien position: 2 TD  
 Borrower Credit Score: 740.0  
 LTV/CLTV: 60.0%  
 Deal Type: Cash Out  
 Loan Term Length: 24  
 Property Condition: Not specified  
 Loan Type: Cash-OUT  
 New Lien Position: 2nd TD  
 After Repair Value: \$11,900,000  
 Existing 1st Trust Deed: \$6,000,000  
 Existing 1st TD Rate & Term: 7.75% / 30 Year HELOC maturing Jan 2038  
 New 2nd TD Loan Amount: \$1,140,000  
 Total Combined Liens: \$7,140,000  
 Funds Control: \$600,000  
 CLTV on After Repair Value / Net CLTV: 60.00% / 52.41%  
 Lender Rate: 15.75%  
 Lender Monthly Payment: \$16,140.50  
 Fractional Interests (20): \$57,000  
 Guaranteed Interest: 6 Months  
 Prepaid Interest : 3 Months  
 Gross Protective Equity over After Repair Value: \$4,760,000  
 Amortization/Term: Interest Only Due in 24 Months  
 Borrower FICO: 740  
 Exit Strategy: Conventional Refinance or payoff from sale proceeds from another property

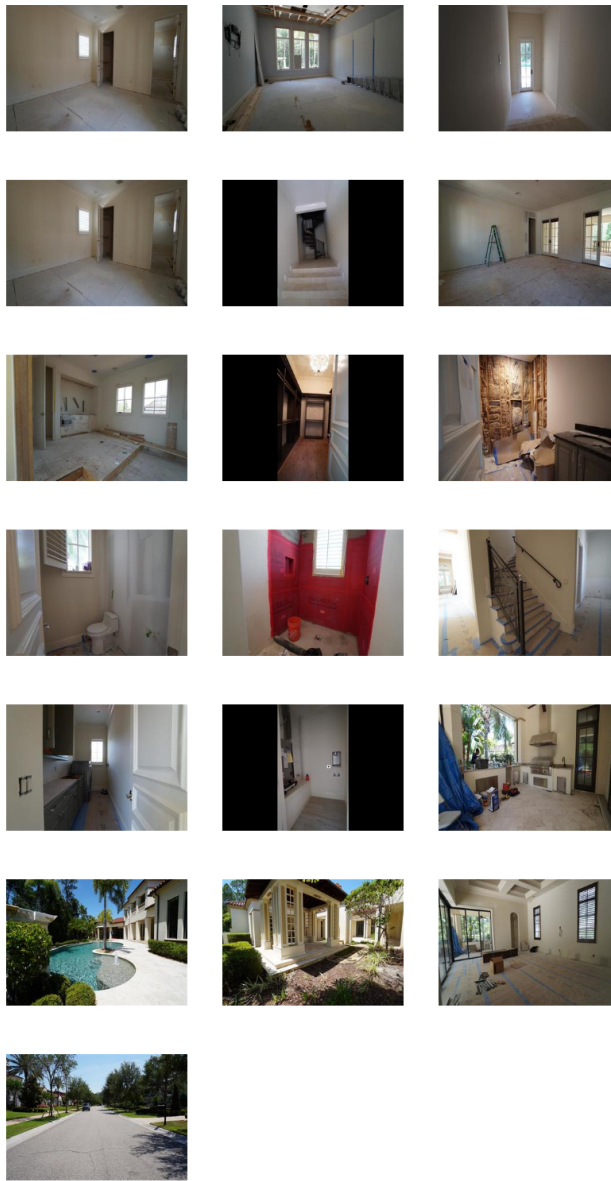
### Property Highlights

Property Type: SFR  
 APN: 18-24-28-3103-0  
 After Completion Value: \$11,900,000  
 As-Is Value: \$9,250,000  
 Total SF: 9,713  
 Value PSF: \$1,225.16  
 Lot Size SF: 6,500  
 Total Rooms: 12  
 Bedrooms: 5  
 Bathrooms: 6.5  
 Amenities: Fireplace, pool, spa, deck and patio  
 Exterior: Stucco / Stone  
 Architectural Style: Mediterranean/Spanish  
 Stories: Two  
 Year Built: 2016  
 Occupancy: Non Owner Occupied  
 Zoning: Residential  
 County: Orange County



### Photos





#### Documents

- [WSJ\\_Article.pdf \( application/pdf, 3209231KB\)](#)
- [Paphites\\_-\\_BPO\\_\\_9.25\\_Mil\\_\\_As\\_Is\\_-\\_11.9\\_Mil\\_ARV\\_-\\_5-9-23.pdf \( application/pdf, 4850360KB\)](#)
- [Paphites\\_-\\_Construction\\_-\\_Estimate.pdf \( application/pdf, 36833KB\)](#)
- [Paphites\\_-\\_Title\\_Commitment.pdf \( application/pdf, 317826KB\)](#)
- [Paphites\\_-\\_Property\\_Profile.pdf \( application/pdf, 559139KB\)](#)
- [Paphites\\_-\\_Loan\\_Purpose\\_Letter.pdf \( application/pdf, 14808KB\)](#)
- [Paphites\\_-\\_Value\\_-\\_Zillow\\_\\_9\\_936\\_400.pdf \( application/pdf, 97763KB\)](#)
- [Paphites\\_-\\_Value\\_-\\_Redfin\\_\\_9\\_700\\_000.pdf \( application/pdf, 4220673KB\)](#)

#### Investor Questions

Write your question here ...

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