

\$495,000 1st Trust Deed @ 11.00%, 60.00% LTV, 54.38% Net LTV, Triplex, Refi + C/O, OO, 18 Month Term, 6 Mos. Guar. Int., 9 Mos. Prepaid Int., \$49,500 Min. Inv., Gardena, Los Angeles County, CA
 721 West Gardena Blvd Gardena CA 90247



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Overview

680 FICO real estate investor and business owner is seeking a \$495,000 1st Trust Deed business purpose cash out refinance loan on this investment property Triplex in Gardena, South Bay Region of Los Angeles County, CA. The use of funds will be to pay off an existing and in good standing \$200,000 1st Trust Deed and also existing and in good standing junior liens borrower took out for previous property upgrades, remaining cash out after payoffs will go towards growing borrower's non-residential management company based out of Hawthorne, CA.

The subject property is a traditional style, Triplex in good condition featuring three units, each with 2-bedrooms, 1 Bath and an attached 1-car garage per unit. The subject property is a single story with a fenced yard. The total living space SF is 1,980 on a .16 SF lot. Subject property has a total of 12 rooms, 6 Bed and 3 BA. Two of the units are fully occupied earning a total of \$4,850 combined monthly rental income. The borrower occupies the 3rd unit.

The subject property is well located just off the 110 FWY and near the 405 interchange. The subject property is nearby many restaurants, shopping and walking distance to the Gardena Elementary school.

This 1st Trust Deed loan features a 60.00% LTV and 54.38% Net LTV% on a recent BPO Value of \$825,000 with 6 months Guaranteed Interest and 9 months Prepaid Interest, yielding a 11.00% annualized return. Minimum investment is \$49,500. Exit strategy: Conventional Refinance.

What we like about this Trust Deed opportunity:

- 1st Trust Deed on good condition Triplex, earning rental income
- 60.00% LTV and 54.38% Net LTV
- 11.00% Investor Rate
- 9 months Prepaid Interest
- 6 months Guaranteed Interest
- 680 FICO

Possible concerns:

- Borrower need to close as soon as possible

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. Sandy MacDougall



Ms. Nicole Smith

Financial

Offering Type : Debt
 Investor Yield: 11.00%
 Minimum Raise Amount: \$495,000
 Minimum Investment Amount: \$49,500
 Loan amount (\$): \$495,000
 Lien position: 1 TD
 Borrower Credit Score: 680.0
 LTV/CLTV: 60.0%
 Deal Type: Cash-Out Refinance
 Loan Term Length: 18
 Property Condition: Not specified
 Loan Type: Refinance + Cash Out
 Property Type: Triplex
 BPO Valuation: \$825,000
 Loan Amount: \$495,000
 Lien Position: 1st TD
 LTV: 60.00%

Pledged 0%

Follow this offering

Loan amount (\$)	\$495,000
Estimated Closing Date	May 26, 2023
Investor Yield	11.00%
Min. Investment	\$49,500

Investors

Name	Amount

Contact Sponsors



Nicole Smith

Send Message
 Email Nicole
 (949) 637-2977



Sandy MacDougall

Send Message
 Email Sandy
 (949) 632-6145

Net LTV: 54.38%
Occupancy: Two Units Rental + 3rd OO
Rate to Investor: 11.00%
Fractional Interest (10): \$49,500
Monthly Payment to Investor: \$4,537.50
Amort./Term: Interest Only / 18 mos.
Gross Protected Equity: \$330,000
Guaranteed Interest: 6 Months
Prepaid Interest: 9 Months
Credit Score: 680
Exit Strategy: Refinance

Property Overview

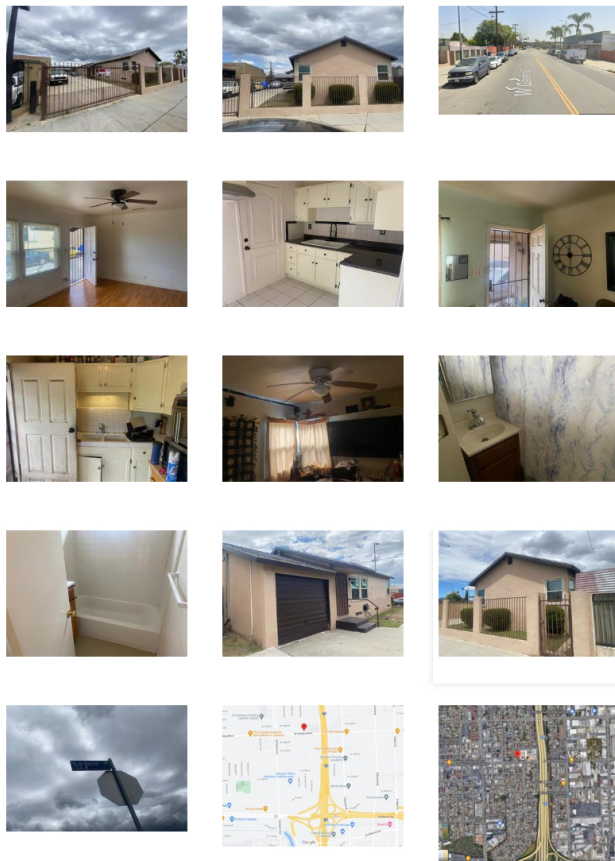
See above description

Property Highlights

Property Type: TriPlex
BPO Value: \$825,000
Property Living SF: 1,980
BPO Value SF: \$416.67
Bedrooms: 6
Bathrooms: 3
Parking: 3 Attached Garage
Year Built: 1941
Exterior: Stucco / Wood
County: Los Angeles
Occupancy: Two Units Rental + 3rd Unit Owner Occupied
Zoning: Residential 2 - 4



Photos



Documents
_825K_BPO_Value.pdf (application/pdf, 5278845KB)
Phillips_-_Preliminary_Report.pdf (application/pdf, 237498KB)
Phillips_-_Property_Profile.pdf (application/pdf, 909581KB)

🗨 Investor Questions

Write your question here ...

Submit

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Contact Us

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