

**\$500,000 2nd TD @ 10.50%, 55.51% CLTV, 55.16% Net CLTV, SFR, Bus. Purpose Cash-Out, NOO, 24 Month Term, 6 Mos. Guar. Int., 3 Mos. Prepaid Int., \$50,000 Min. Inv., Newport Beach, CA**

1317 Ashford Lane Newport Beach CA 92660



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

### Overview

Successful real estate investor and business owner is seeking a \$500,000 business purpose 2<sup>nd</sup> Trust Deed loan on this non-owner occupied SFR investment property in Newport Beach, CA. The borrower is the Founder and CEO of **Ducere Global Business School** and will be using the loan proceeds for working capital and business expansion. Ducere currently has offices in the United States, Australia, the UK, and Africa and is looking to expand even further. The exit strategy from our loan is a refinance and/or pay off the loan from business proceeds.

The borrower's 1st mortgage is with AXOS Bank and has a principal balance of \$1,873,000 with a fixed interest rate of 4.875% until December 1, 2026, when the rate can adjust. The loan fully matures November 1st, 2049. The total monthly payment including taxes and Insurance is \$11,499.60.

The subject property is a single-level farmhouse styled, 3,174 SF Single Family Residence sitting on a large 9,694 SF lot in the beautiful Dover Shores area of Newport Beach, CA. The home, which was recently renovated, consists of 12 total rooms including 5 bedrooms and 4 bathrooms. Perfect for entertaining, the home features an open floor plan with a spacious kitchen, large family room, formal living room with a fireplace, front patio with built in seating, and a great backyard that has a pool and spa. The subject property is located in the heart of Newport Beach just a short distance away from shopping, entertainment, restaurants and the beach. The property is currently being rented out for \$7,000/month.

This is a 55.51% CLTV, 55.16% Net CLTV on a recent BPO value of \$4,275,000 with 6 months Guaranteed Interest and 3 months Prepaid Interest, yielding a 10.50% annualized return. Minimum investment is \$50,000 or 10.00%.

What we like about this Trust Deed opportunity:

- Successful real estate investor and business owner
- Beautiful and exclusive Newport Beach location
- 55.51% CLTV, 55.16% Net CLTV
- 10.50% Lender Rate
- 3 months Prepaid Interest
- 6 months Guaranteed Interest

Possible concerns:

- Borrower would like to close quickly

### 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**

### Financial

Offering Type : Debt  
 Investor Yield: 10.50%  
 Minimum Raise Amount: \$500,000  
 Minimum Investment Amount: \$50,000  
 Loan amount (\$): \$500,000  
 Lien position: 2 TD  
 Borrower Credit Score: 638.0  
 LTV/CLTV: 55.51%  
 Deal Type: Cash Out  
 Loan Term Length: 24  
 Property Condition: Not specified  
 Loan Type: Business Purpose Cash-Out  
 Property Type: Single Family Residence  
 Appraisal Valuation: \$4,275,000  
 Existing 1st TD: \$1,873,000

Pledged 0%

Follow this offering

Loan amount (\$)	\$500,000
Estimated Closing Date	May 31, 2023
Investor Yield	10.50%
Min. Investment	\$50,000

### Investors

Name	Amount
------	--------

### Contact Sponsors

**Sandy MacDougall**  
 CTD  
 Send Message  
 Email Sandy  
 (949) 632-6145

**Michael Veal**  
 Send Message  
 Email Michael  
 (323) 797-0001

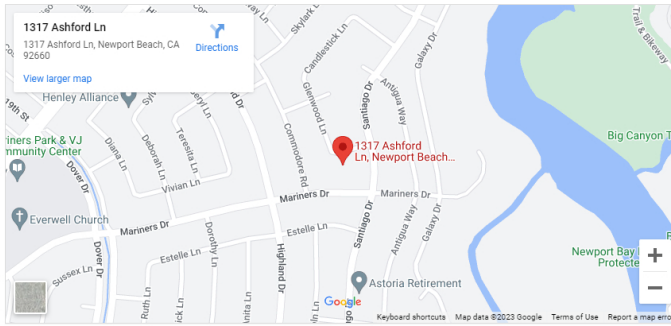
New 2nd TD Loan Amount: \$500,000  
Combined Loan Amount: \$2,373,000  
Lien Position: 2nd  
CLTV: 55.51%  
Net CLTV: 55.16%  
Occupancy: Non Owner Occupied  
Rate to Investor: 10.50%  
Fractional Interest (10): \$50,000  
Monthly Payment to Investor: \$4,375.00  
Amort./Term: Interest Only / 24 mos.  
Gross Protected Equity: \$1,902,000  
Guaranteed Interest: 6 Months  
Prepaid Interest: 3 Months  
Credit Score: 638  
Exit Strategy: Refinance and/or payoff through business proceeds

### Property Overview

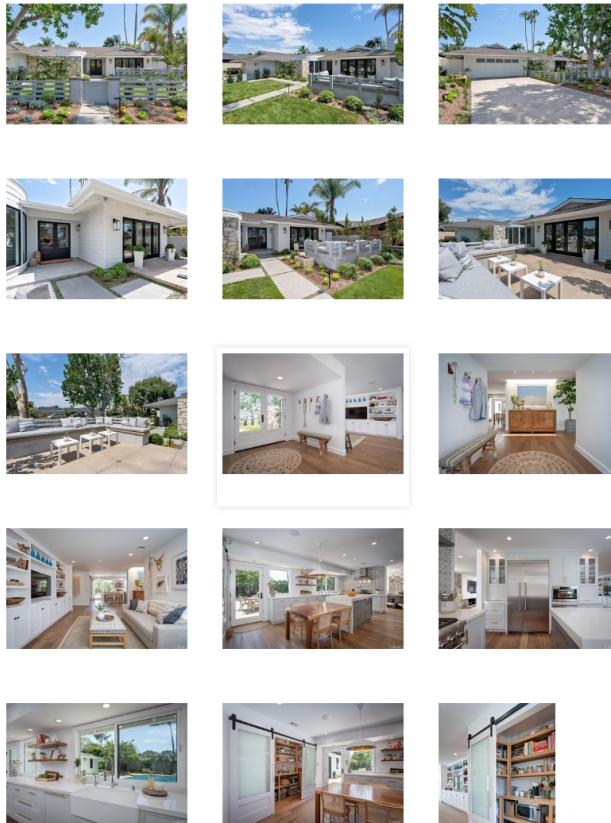
See above description

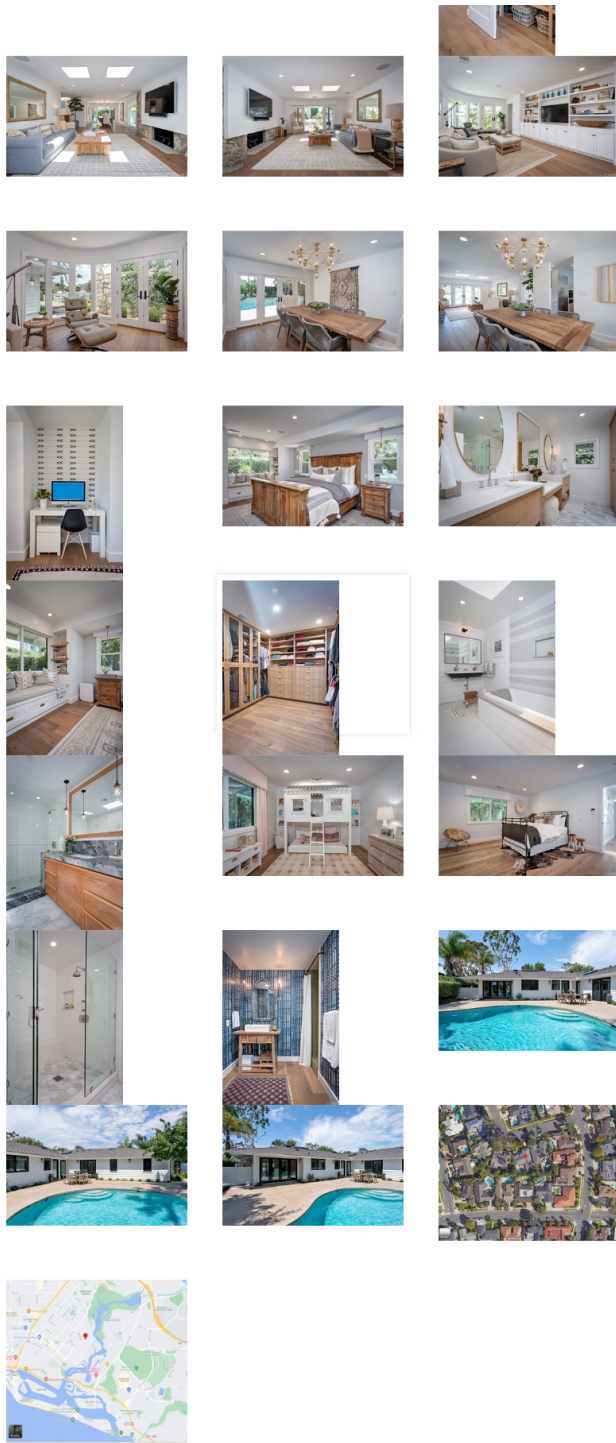
### Property Highlights

Property Type: Single Family Residence  
APN: 117-613-07  
BPO Value: \$4,275,000  
Property Living SF: 3,174  
BPO Value /SF: \$1,346.88  
Bedrooms: 5  
Bathrooms: 4  
Year Built: 1973  
Exterior: Stucco / Wood  
County: Orange  
Occupancy: Non Owner Occupied  
Zoning: Residential Single Family



### Photos





Documents

- [Jacobson\\_-\\_BPO\\_-\\_4\\_275\\_000.pdf \( application/pdf, 5867053KB\)](#)
- [Jacobson\\_-\\_Preliminary\\_Report.pdf \( application/pdf, 558080KB\)](#)
- [Jacobson\\_-\\_Property\\_Profile.pdf \( application/pdf, 1191976KB\)](#)
- [Jacobson\\_-\\_Value\\_-\\_ZILLOW\\_4\\_569\\_300.pdf \( application/pdf, 14513329KB\)](#)
- [Jacobson\\_-\\_Value\\_-\\_REDFIN\\_4\\_506\\_388.pdf \( application/pdf, 6207304KB\)](#)

Investor Questions

Write your question here ...

Submit

### Covering California

260 Newport Center Dr. Suite #404  
Newport Beach, CA 92660

### Contact Us

(949) 438-0591  
info@crowdtrustdeed.com

### Follow



2023 © CrowdTrustDeed. All rights reserved.

[Privacy Policy](#) [Terms of Use](#) [Legal](#)

Powered by [CrowdTrustDeed](#).

CALIFORNIA BUREAU OF REAL ESTATE- CA BRE#01870605 - NMLS#348836