

Updated 6-14-23 - Rate Increase: \$334,640 Blanket 2nd TD @ 13.50%, 59.00% CLTV, 56.79% Net CLTV, 3 Duplexes, Cash-Out, NOO, 36 Mo. Term, 6 Mos. Guar. Int., 3 Mos. Prepaid Int., \$41,830 Min. Inv., Los Angeles, CA
1757, 1761, and 1763 E. 108th Street Los Angeles CA 90059



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

Overview

Successful Mortgage Vintage borrower and business owner is seeking a Blanket \$334,658 2nd Trust Deed cash-out loan on these three non-owner-occupied duplexes in Los Angeles, Los Angeles County, CA. The loan proceeds will be used to help the borrower payoff another investment property in his real estate investment portfolio. The three separate 1st mortgages are all with Pennymac with a fixed interest rate of 3.125%. The combined principal balance of all three 1st mortgages is \$1,302,592. The combined monthly payment is (PITI) is \$6,686.87/month.

Each duplex property is a 2,850 SF traditional-style residence sitting on a 3,124 SF lot. Each duplex features 10 total rooms including 6 bedrooms and 4 bathrooms, with each unit offering 3 bdrms/2 bath. All units have their own washer and dryer in the unit. Each duplex has an attached 2-car garage. The properties are located just east of the 110 fwy and north of the 105 fwy. The properties are centrally located near a number of elementary schools, Markahm middle school and Jordon High School. These properties were initially built under an SFR code in 2009 but in 2016 legally subdivided into two units. It is located in a R2 zone and the assessor shows 2 units. For some reason the public records have not been updated from SFR to duplex, but the assessor has it as a duplex.

This is a 59.00% CLTV and 56.79% Net CLTV on a recent combined BPO Value of \$2,775,000 with 6 months Guaranteed Interest and 3 months Prepaid Interest, yielding a 13.50% annualized return. Minimum investment is \$41,830 or 12.50%.

What we like about this Trust Deed opportunity:

- Successful MVI Borrower
- 59.00% CLTV, 56.79% Net CLTV
- 13.50% Lender Rate
- 3 months Prepaid Interest
- 6 months Guaranteed Interest
- Low-interest 1st Trust Deeds
- Fully rented duplexes

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.

Pledged 100%

[Edit My Investment \\$41,830](#)

[Pledge Again](#)

[Follow this offering](#)

Estimated Closing Date	Jun 30, 2023
Investor Yield	13.50%
Min. Investment	\$41,830

Investors

Name	Amount
Sandy MacDougall	\$41,830
Anthony Lyon	\$41,830
Leonard Palmer	\$125,490
Someone	\$41,830
Steve George	\$41,830
jon doll	\$41,830

[Contact Sponsors](#)



Sandy MacDougall
CTD

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



Mr. Sandy MacDougall CTD

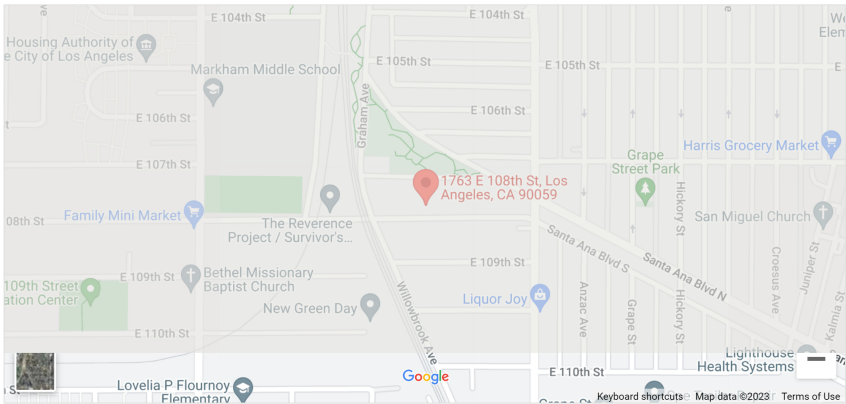
Financial

Offering Type : Debt
Investor Yield: 13.50%
Minimum Raise Amount: \$334,640
Minimum Investment Amount: \$41,830
Loan amount (\$): \$334,640
Lien position: 2 TD
Borrower Credit Score: 596.0
LTV/CLTV: 59.0%
Deal Type: Cash Out
Loan Term Length: 36
Property Condition: Not specified
Loan Type: Business Purpose Cash-Out
Property Type: 3 Duplexes
BPO Valuation: \$2,775,000 (\$925k each)
Existing 1st TD: \$1,302,592
New 2nd TD Loan Amount: \$334,640
Combined Loan Amount: \$1,637,250
Lien Position: 2nd
CLTV: 59.00%
Net CLTV: 56.79%
Occupancy: Non-Owner Occupied
Rate to Investor: 13.50%
Fractional Interest (8): \$41,830
Monthly Payment to Investor: \$3,764.70
Amort./Term: Interest Only / 36 mos.
Gross Protected Equity: \$1,137,750
Guaranteed Interest: 6 Months
Prepaid Interest: 3 Months
Credit Score: 596
Exit Strategy: Sale of another property

Property Overview

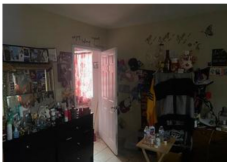
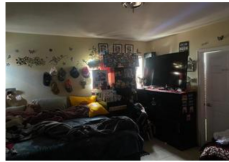
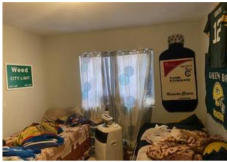
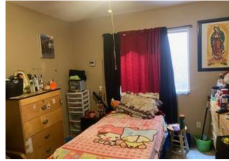
Property Highlights

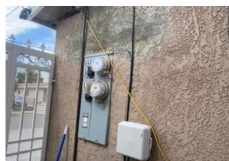
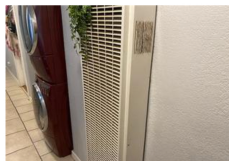
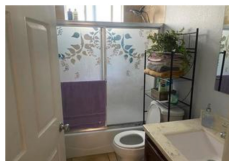
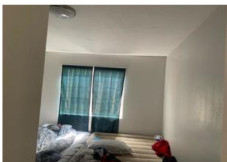
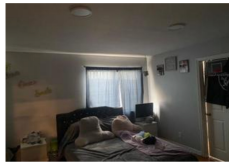
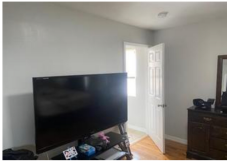
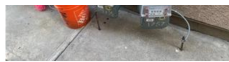
Property Type: 3 Duplexes
BPO Value (3 properties @ \$925k each): \$2,775,000
Property Living SF: 8,550
BPO Value SF: \$324.56
Lot Size: .21 acres (9,372 s.f.)
Bedrooms: 18
Bathrooms: 12
Garage: Attached 2 Car Garage for each Duplex
Year Built: 2006
Exterior: Stucco
County: Los Angeles
Occupancy: Non-Owner Occupied
Zoning: Residential Single Family

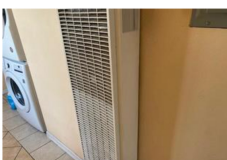
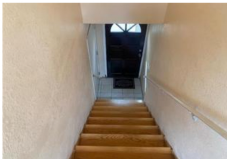
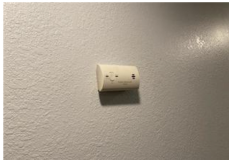
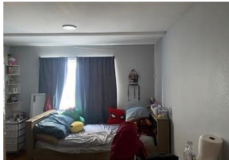


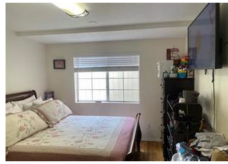
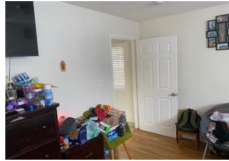
Photos













 Updated 6-14-23 - Rate Increase: \$334,640 Blanket 2nd TD @ 13.50%, 59.00% CLTV, 56.79% Net CLTV, 3 Duplexes, Cash-Out, NOO, 36 Mo. Term, 6 Mos. Guar. Int., 3 Mos. Prepaid Int., \$41,830 Min. Inv., Los Angeles, CA title=Updated 6-14-23 - Rate Increase: \$334,640 Blanket 2nd TD @ 13.50%.



 Updated 6-14-23 - Rate Increase: \$334,640 Blanket 2nd TD @ 13.50%, 59.00% CLTV, 56.79% Net CLTV, 3 Duplexes, Cash-Out, NOO, 36 Mo. Term, 6 Mos. Guar. Int., 3 Mos. Prepaid Int., \$41,830 Min. Inv., Los Angeles, CA title=Updated 6-14-23 - Rate Increase: \$334,640 Blanket 2nd TD @ 13.50%, 59.00% CLTV, 56.79% Net CLTV, 3 Duplexes, Cash-Out, NOO, 36 Mo. Term, 6 Mos. Guar. Int., 3 Mos. Prepaid Int.,

Documents

- [Ontiveros_-_BPO__925K_-_1761_E._108_st_Los_Angeles_CA.pdf](#) (application/pdf, 1878118KB)
- [Ontiveros_-_BPO__925K_-_1757_e_108_st_Los_Angeles_CA.pdf](#) (application/pdf, 1655413KB)
- [Ontiveros_-_Preliminary_Report.pdf](#) (application/pdf, 281684KB)
- [Ontiveros_-_Property_Profile_-_1757_E._108th_Street.pdf](#) (application/pdf, 829649KB)
- [Ontiveros_-_Property_Profile_-_1763_E._108th_Street.pdf](#) (application/pdf, 574424KB)
- [Ontiveros_-_Property_Profile_-_1761_E._108th_Street.pdf](#) (application/pdf, 1440653KB)
- [Ontiveros_-_Value_-_Zillow__581.700_\(1763_E._108th_Street\).pdf](#) (application/pdf, 96349KB)
- [Ontiveros_-_Value_-_Zillow__778_100_\(1757_E._108th_Street\).pdf](#) (application/pdf, 110006KB)
- [Ontiveros_-_Value_-_Zillow__628.500_\(1761_E._108th_Street\).pdf](#) (application/pdf, 134516KB)
- [Ontiveros_-_Value_-_Redfin__704_586_\(1757_E._108th_Street\).pdf](#) (application/pdf, 1481650KB)
- [Ontiveros_-_Value_-_Redfin__788_178_\(1761_E._108th_Street\).pdf](#) (application/pdf, 1408775KB)
- [Ontiveros_-_Value_-_Redfin__623_542_\(1763_E._108th_Street\).pdf](#) (application/pdf, 1395025KB)

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