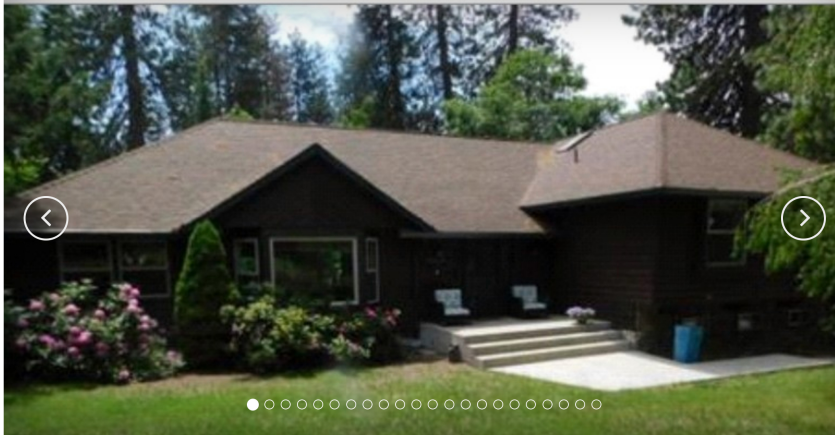


\$64,500 2nd TD @ 13.25%, 62.50% CLTV, 61.77% Net CLTV, SFR, Bus. Pur. CO, OO, 24 Month Term, 6 Mos. Guar. Int., 6 Mos. Prepaid Int., \$32,250 Min. Inv., Mount Shasta, CA

2605 Fryers Way Mount Shasta CA 96067



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

Overview

Business owner and borrower is seeking a small \$64,500 2nd Trust Deed business purpose loan on this fully remodeled, owner-occupied SFR in Mount Shasta, CA. 100% loan proceeds will be used for online marketing for borrower's life coach consulting business.

The borrower's 1st mortgage has a principal balance of \$348,000 with a fixed interest rate of 4.137%, maturing June 2051 and a payment of \$2,302/mo. The first lender impounds for taxes and insurance.

The subject property is a fully remodeled, contemporary style, two story, SFR in good condition featuring 2,916 total living space with 4 Bedroom / 4 BA and a attached 2-car garage. The subject property sits on a 2.07 acres lot, featuring a built in deck/patio and above ground spa. The subject property is just west of the 5 FWY, near Mount Shasta Resort and Lake, close to local schools, shopping, entertainment; surrounded by similar SFRs.

This is a 62.50% CLTV and 61.77% Net CLTV% on a recent BPO Value of \$660,000 with 6 months Guaranteed Interest and 6 months Prepaid Interest, yielding a 13.25% annualized return. Minimum investment is \$32,250 or 50%. Exit strategy: refinance or business proceeds.

What we like about this Trust Deed opportunity:

- Fully Remodeled SFR
- 13.25% Lender Rate
- 62.50% CLTV and 61.77% Net CLTV
- Net Investor Protection Equity: \$252,335
- 6 months Prepaid Interest
- 6 months Guaranteed Interest

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

Pledged 0%

[Follow this offering](#)

| | |
|------------------------|--------------|
| Loan amount (\$) | \$64,500 |
| Estimated Closing Date | Jun 22, 2023 |
| Investor Yield | 13.25% |
| Min. Investment | \$32,250 |

Investors

Name Amount

[Contact Sponsors](#)



Nicole Smith

[Send Message](#)
Email Nicole
(949) 637-2977



Sandy MacDougall

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

Financial

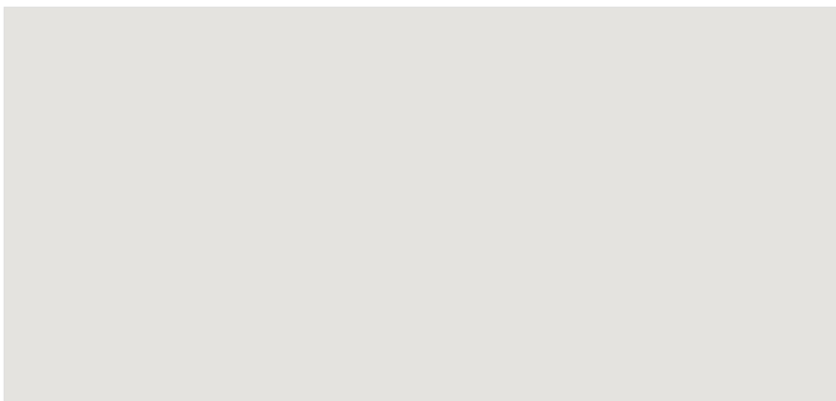
Offering Type : Debt
Investor Yield: 13.25%
Minimum Raise Amount: \$64,500
Minimum Investment Amount: \$32,250
Loan amount (\$): \$64,500
Lien position: 2 TD
Borrower Credit Score: 661.0
LTV/CLTV: 62.5%
Deal Type: Cash Out
Loan Term Length: 24
Property Condition: Not specified
Loan Type: Business Purpose Cash-Out
Property Type: SFR
BPO Valuation: \$660,000
Existing 1st TD: \$348,000
Loan Amount: \$64,500
Combined Loan Amount: \$412,500
Lien Position: 2nd
CLTV: 62.50%
Net CLTV: 61.77%
Occupancy: Owner Occupied
Rate to Investor: 13.25%
Fractional Interest (2): \$32,250
Monthly Payment to Investor: \$712.19
Amort./Term: Interest Only / 24 mos.
Gross Protective Investor Equity: \$247,500
Net Protective Investor Equity: \$252,335
Guaranteed Interest: 6 Months
Prepaid Interest: 6 Months
Credit Score: 661
Exit Strategy: Business Proceeds or Refinance

Property Overview

See above description

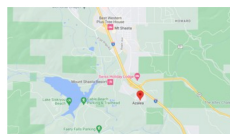
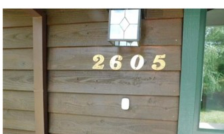
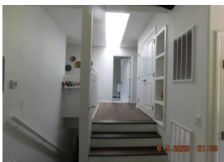
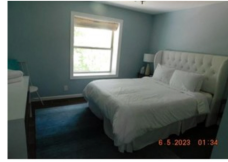
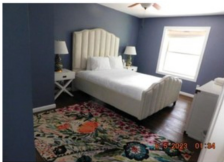
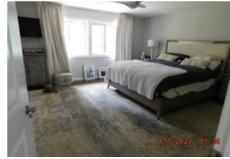
Property Highlights

Property Type: SFR
BPO Value: \$660,000
Property Living SF: 2,916
BPO Value SF: \$226.34
Bedrooms: 4
Bathrooms: 4
Year Built: 1990
Exterior: Wood
County: Siskiyou County
Occupancy: Owner Occupied
Zoning: Residential 1



Photos





Documents

- [Simpkins_-_660K_BPO.pdf](#) (application/pdf, 6098989KB)
- [Simpkins_-_Preliminary_Report.pdf](#) (application/pdf, 303461KB)
- [Simpkins_-_Property_Profile.pdf](#) (application/pdf, 241809KB)

Investor Questions

Write your question here ...

Submit

Covering California

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