

\$150,000 1st TD @ 8.00%, 12.50% LTV, 12.19% Net LTV, NOO, 4-Plex, CO, 18 Mos Term, 6 Mos. Guar Int., 3 Mos. Prepaid Int, \$50,000 Min Inv., Long Beach, CA

63 W. 48th Street Long Beach CA 90805



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

Overview

Experienced real estate investor is seeking the cash-out business purpose loan to payoff the existing loan and to make some minor improvements to the property.

The property consists of two structures with each structure containing 2 units for a total of 4 units. Total square footage is 2,177 sf with two units being 533 sf and the other two units being 555 sf. Each unit consists of 1 bedroom and 1 bathroom. There is 1 garage for each unit. The property has been recently remodeled with new flooring, appliances, and paint. Each unit rents for \$1,500 per month. The property is centrally located in the western part of Long Beach and located close to the 710 and 405 fwys, close to the beautiful neighborhood of Bixby Knolls.

This loan is 12.50% LTV on the BPO value of \$1,200,000. Loan structure features 6 months' guaranteed interest, 3 months' prepaid interest and 8.00% annualized return. Minimum investment is \$55,000 or 33.33%.

What we like about this Trust Deed opportunity:

- Long Beach Location
- Non-owner Occupied Investment Property
- Recently Renovated
- 8.00% Annualized Return
- 6 months Guaranteed Interest
- 3 months Prepaid Interest
- \$6,000/total monthly rental income

Possible concerns:

- Needs to close quickly

Management

President and Founder, of 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 CTD

Financial

Offering Type : Debt
Investor Yield: 8.00%

Pledged 0%

Follow this offering

Loan amount (\$)	\$150,000
Estimated Closing Date	Jul 07, 2023
Investor Yield	8.00%
Min. Investment	\$50,000

Investors

Name	Amount
No investors listed.	

[Contact Sponsors](#)

Sandy MacDougall
CTD

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

Minimum Raise Amount: \$150,000
Minimum Investment Amount: \$50,000
Loan amount (\$): \$150,000
Lien position: 1 TD
Borrower Credit Score: 689.0
LTV/CLTV: 12.5%
Deal Type: Cash Out
Loan Term Length: 18
Property Condition: 10238 Multi Lender
Lien Position: 1st TD
Loan Type: Business Purpose Cash-Out Refi
Loan Amount: \$150,000
LTV on BPO Value: 12.50%
Net LTV on BPO Value: 12.19%
Fractional Interests (3): \$50,000 or 33.33%
Lender Rate: 8.00%
Monthly Payment to Lender: \$1,000.00
Amortization/Term: Interest Only / 18 Mos
Gross Protective Equity over BPO Value: \$1,050,000
Guaranteed Interest: 6 Months
Prepaid Interest: 3 months
Borrower Credit: 689
Exit Strategy: Conventional Refinance

Property Overview

See Above

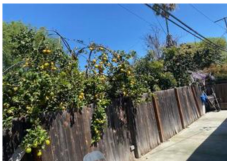
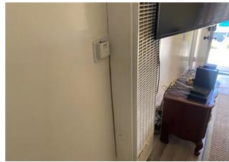
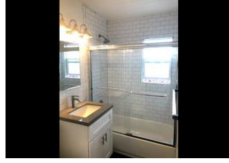
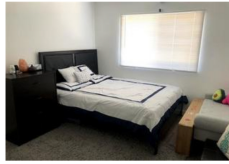
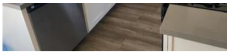
Property Highlights

Property Type: 4 Plex
BPO Value: \$1,200,000
Home sqft: 2,177
BPO Value/sqft: \$551.22
Lot Size sqft: 7,383 or .17 acre
Total Rooms: 12
Bedrooms: 4
Bathrooms: 4
Stories: 1
Garage: 4 detached garage
Exterior Wall: Wood
Year Built: 1954
Style: Bungalow
Occupancy: Non Owner Occ.
County: Los Angeles
Zoning: Residential
APN: 7133-031-011



Photos





Documents

[Oca_-_BPO_-_1.2_Mil_-_3-28-23.pdf](#) (application/pdf, 5100634KB)

[Oca_-_Preliminary_Report.pdf](#) (application/pdf, 272007KB)

[Oca_-_Property_Profile.pdf](#) (application/pdf, 653064KB)

Investor Questions

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Write your question here ...

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