

Updated 7-24-23: \$2,200,000 1st TD @ 9.25%, 45.083% LTV, 43.93% Net LTV, NOO, Mixed-Use, Cash-Out, 24 Mos Term, 6 Mos. Guar Int, 3 Mos Prepaid Int, \$78,125 min inv, Santa Ana, CA

920 - 930 N. Grand Avenue Santa Ana CA 92701



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

Overview

Successful Mortgage Vintage 746 and 688 FICO Borrowers and Real Estate Developers are seeking a business purpose cash-out 1st TD on this non-owner mixed-use property in Santa Ana, Orange County, CA. Funds from our loan will be used to: 1) payoff an existing 1st and 2nd mortgage that are both in good standing; 2) start construction on another investment property owned by the Borrower.

The subject consists of one nearly rectangular-shaped legal parcel that contains 14,810 square feet (or 0.34 acres). The subject site is improved with a retail and residential live/work building consisting of five (5) three-story, mixed-use units that feature retail space and a two-car garage on the ground floor level and living space on the second and third-floor levels. The subject building improvement comprises 14,524 square feet of *rentable* building area based on the subject's approved site plans and reasonably supported by measurements taken at the time of inspection. The subject improvement was originally constructed in 2020 of Class D - wood frame construction. The subject property provides 14 on-site parking spaces, which include ten garage spaces (two per unit) and four open spaces, equating a parking ratio 2.8/unit square feet of building area. The subject property was 100% leased to 3 tenants at the time of inspection with expiration dates ranging from February 28, 2023 to September 30, 2023. The subject's units are leased on an annual basis. Rental income is \$22,140 per month.

This loan is 45.08% LTV on the recently Appraised value of \$4.88MM. An Appraisal review was also conducted by Pacific Valuation and they also valued the property at \$4.88 Mil. Loan structure features 6 months' guaranteed interest, 3 months' prepaid interest and 9.25% annualized return. Minimum investment is \$68,750 or 3.13%.

What we like about this Trust Deed opportunity:

- Successful Mortgage Vintage borrower
- Orange County Location
- Non-owner Occupied Investment Property
- 9.25% Annualized Return
- 6 months Guaranteed Interest
- 3 months Prepaid Interest
- \$22,140/month 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: 9.25%
Minimum Raise Amount: \$2,200,000
Minimum Investment Amount: \$68,750
Loan amount (\$): \$2,200,000
Lien position: 1 TD
Borrower Credit Score: 746.0
LTV/CLTV: 45.08%
Deal Type: Cash Out
Loan Term Length: 24
Property Condition: No Rehab
Regulation Type: Not specified
Appraised Value: \$4,880,000
Lien Position: 1st TD
Loan Type: Business Purpose Cash-Out Refi
Loan Amount: \$2,200,000

Pledged 57%


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 Investor Yield 9.25%



 Min. Investment \$68,750

Investors

Name	Amount
Frederic Yang	\$78,125
Anthony Lyon	\$78,125
Sandy MacDougall	\$78,125
Sandy MacDougall	\$78,125
Mike Colletto	\$78,125
Ron Jimenez	\$234,375
Charlie Mugler	\$78,125
Donald N Persky	\$78,125
Mike Bryson	\$78,125
Someone	\$78,125
Michael Slater	\$78,125
Someone	\$78,125
Antoine Khoury	\$78,125
Steve George	\$78,125

Contact Sponsors

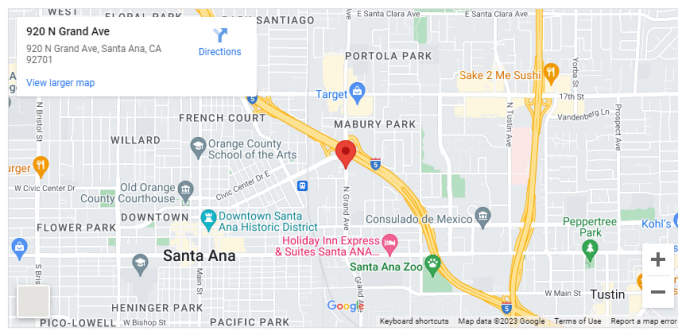


Sandy MacDougall
CTD
 Send Message
Email Sandy
 (949) 632-6145

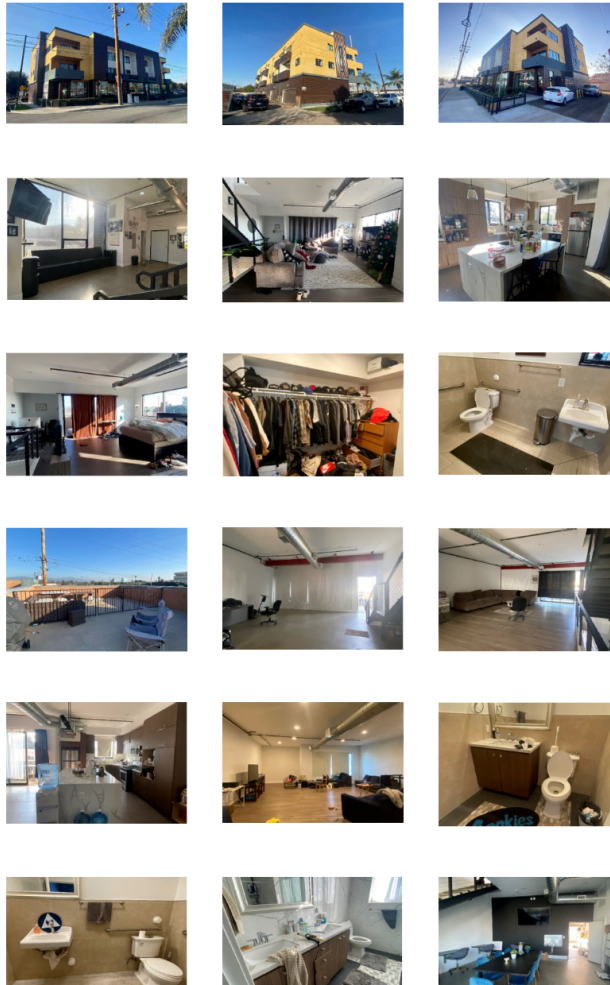
LTV on Appraised Value: 45.08%
Net LTV on Appraised Value: 43.93%
Fractional Interests (32): \$68,750 or 3.13%
Lender Rate: 9.25%
Monthly Payment to Lender: \$16,958.33
Amortization/Term: Interest Only / 24 Mos
Gross Protective Equity over Appraised Value: \$2,688,000
Guaranteed Interest: 6 Months
Prepaid Interest: 3 months
Borrower Credit: 746 and 688
Exit Strategy: Conventional Refinance

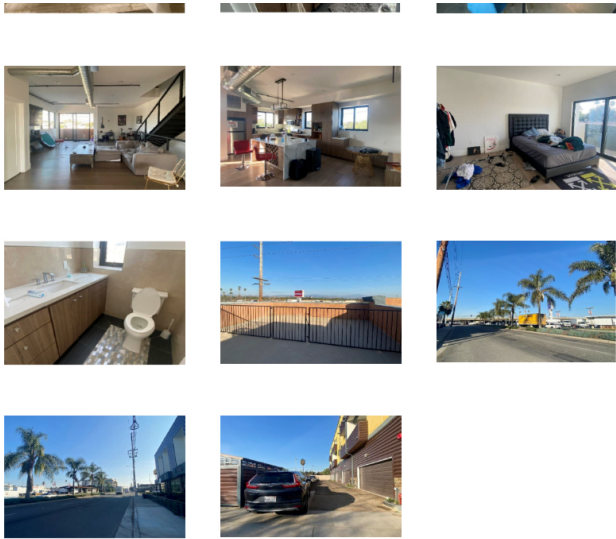
Property Highlights

Property Type: Mixed Use
Appraised Value: \$4,880,000
Building sqft: 14,524
Appraised Value/sqft: \$336.00
Lot Size sqft: 14,810 or .34 acre
Total Rooms: 20
Bedrooms: 4
Bathrooms: 8
Stories: 3
Garage: 8 attached garage
Exterior Wall: Wood
Year Built: 2020
Style: Traditional
Occupancy: Non Owner Occ.
County: Orange County
Zoning: Residential
APN: 398-101-03



Photos





Documents

- [Delgado_-_Appraisal___4_880_000.pdf \(application/pdf, 6353946KB\)](#)
- [Delgado_-_Appraisal_-_7-13-23_-_4_88_Mil___930_N_Grand_Ave_Santa_Ana_CA_92701.pdf \(application/pdf, 905115KB\)](#)
- [Delgado_-_Preliminary_Report.pdf \(application/pdf, 271575KB\)](#)
- [Delgado_-_Property_Profile.pdf \(application/pdf, 1065099KB\)](#)

Investor Questions

Write your question here ...

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