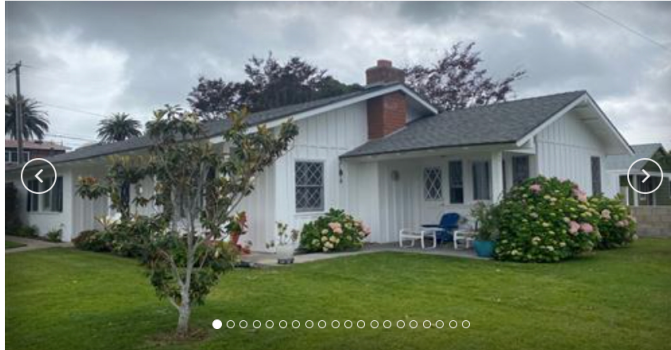


**\$245,000 2nd @ 11.50%, SFR, 58.87% CLTV, 57.08% Net CLTV, Bus. Purpose C/O, OO, 6 Mos. Guar. Int., 12 Mos. Prepaid Int., 24 Mo Term, \$49,000 Min. Inv., Costa Mesa, CA**  
 1917 Tustin Ave. Costa Mesa CA 92627



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

### Overview

761 FICO business owner is seeking a \$245K 2<sup>nd</sup> Trust Deed business purpose loan on this owner-occupied SFR in Costa Mesa, Orange County, CA. 100% loan proceeds will be used for investment opportunities.

The borrower's 1st mortgage has a principal balance of \$800,000 with a fixed interest rate of 4.25%, maturing November 2061 and a payment of \$2,833/mo. The first lender impounds for taxes and insurance.

The subject property is a single story, ranch styled, SFR on a corner lot in good condition in a nice east-side suburban neighborhood of Costa Mesa, CA. The SFR features 2,509 SF total living space sitting on a .16 acres lot with a total of 8 rooms, 5 Bedroom / 3 BA and a attached 2-car garage. The subject property is very well located near Newport Beach beaches, Hoag hospital, many local parks, schools and shopping. The subject property is near the 55 FWY, 73 FWY and 1 Pacific Cost Hwy.

This is a 58.87% CLTV and 57.08% Net CLTV on a recent BPO Value of \$1,775,000 with 6 months Guaranteed Interest and 12 months Prepaid Interest, yielding a 11.50% annualized return. Minimum investment is \$49,000. Exit strategy: refinance or sale of property.

What we like about this Trust Deed opportunity:

- 761 business owner
- Costa Mesa SFR in good condition
- 58.87% CLTV and 57.08% Net CLTV
- 11.50% Lender Rate
- 12 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**

### Financial

Offering Type : Debt  
 Investor Yield: 11.50%  
 Minimum Raise Amount: \$245,000  
 Minimum Investment Amount: \$49,000  
 Loan amount (\$): \$245,000  
 Lien position: 2 TD  
 Borrower Credit Score: 761.0  
 LTV/CLTV: 58.87%  
 Deal Type: Cash Out  
 Loan Term Length: 24  
 Property Condition: No Rehab  
 Regulation Type: Not specified  
 Loan Type: Business Purpose Cash-Out  
 Property Type: SFR  
 BPO Valuation: \$1,775,000  
 Existing 1st TD: \$800,000  
 New 2nd TD Loan Amount: \$245,000  
 Combined Loan Amount: \$1,045,000  
 Lien Position: 2nd  
 CLTV: 58.87%  
 Net CLTV: 57.08%

Pledged 0%

Follow this offering

Loan amount (\$)	\$245,000
Estimated Closing Date	Jul 28, 2023
Investor Yield	11.50%
Min. Investment	\$49,000

### Investors

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

### Contact Sponsors



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



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

NET GROSS

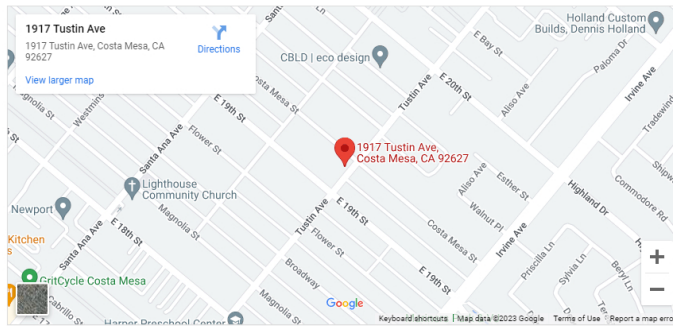
Occupancy: Owner Occupied  
Rate to Investor: 11.50%  
Fractional Interest (5): \$49,000  
Monthly Payment to Investor: \$2,347.92  
Amort./Term: Interest Only / 24 mos.  
Net Protected Equity: \$761,826  
Guaranteed Interest: 6 Months  
Prepaid Interest: 12 Months  
Credit Score: 761  
Exit Strategy: Refinance or Sale of Property

Property Overview

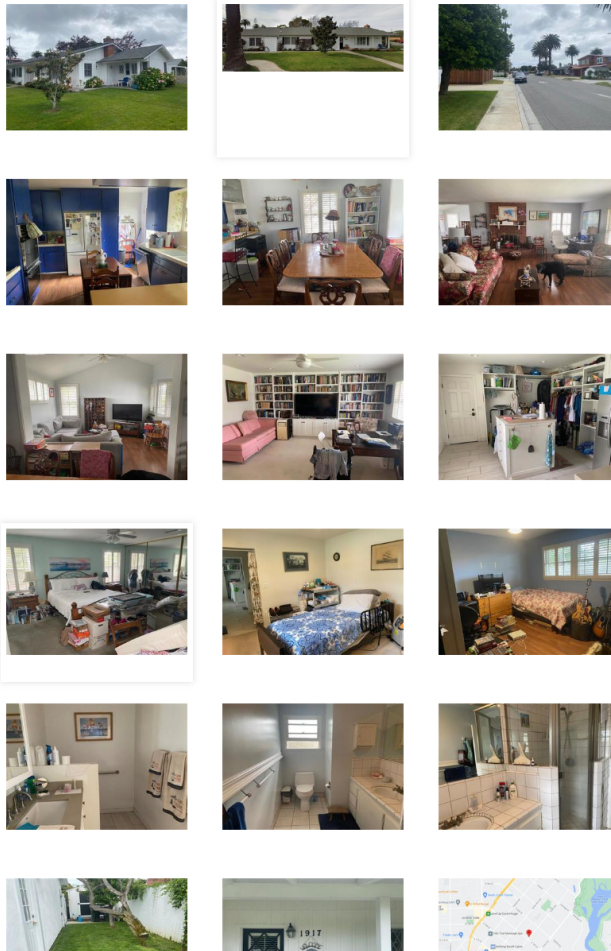
See above description

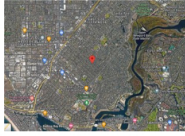
Property Highlights

Property Type: SFR  
BPO Value: \$1,775,000  
Property Living SF: 2,509  
BPO Value SF: \$707.45  
Bedrooms: 5  
Bathrooms: 3  
Year Built: 1963  
Exterior: Stucco / Wood  
County: Costa Mesa  
Zoning: Residential



Photos





#### Documents

[Jones\\_-\\_1\\_775\\_000\\_BPO.pdf](#) ( application/pdf, 5057174KB)

[Jones\\_-\\_Preliminary\\_Report.pdf](#) ( application/pdf, 350684KB)

[Jones\\_-\\_Property\\_Profile.pdf](#) ( application/pdf, 5177088KB)

#### 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

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