

1st TD - \$549,000 1st TD @ 10.00%, 60.00% LTV, NOO, Duplex, Cash-Out, 36 Mos Term, 6 Mos. Guar Int, \$54,900 min inv, Santa Ana, CA

309 N. Hesperian Santa Ana CA 92701



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Overview

Successful MVI borrower and real estate investor is seeking a business purpose cash-out refi 1st TD on this non-owner occupied Single Family Residence property in Santa Ana, CA in Orange County. Funds from our loan will be used to: 1) payoff existing loan; 2) pay property taxes for this and another investment property. While this is zoned Single Family, the property does have 2 structures that are rented separately.

The subject property is a corner lot with 2 buildings. All interior of two buildings is upgraded, new paint, new flooring, new bathrooms, and new kitchens. Subject is in well-established neighborhood close to downtown and near all public services and easy access to local freeway. Subject's final value represents a value with normal marketing times and based on the most similar and proximate comps in this report.

The subject property is 1,831 traditional multi-family property sitting on a 6,098 SF lot. The home has 10 total rooms with 5 BR/3 BA driveway for parking. The subject property is a corner lot with 2 buildings. One building has 1 bedroom, 1 bathroom, and a kitchen. The other building on the first level has 1 bedroom, 1 bathroom, and 1 kitchen. The second level has 3 bedrooms, 1 bathroom, and 1 kitchen. The subject has totally, 5 bedrooms, 3 bathrooms, and 3 kitchens with a total of 1831 sf living area and 6098 sf lot size. All interiors of two buildings are upgraded, new paint, new flooring, new bathrooms, recessed lights, new appliances, new double side panels windows and new kitchens. The subject is in well-established neighborhood close to downtown and near all public services and easy access to local freeway. The subject is conveniently located to major transportation routes and with most services within 1-mile radius such as schools, shopping centers, parks, restaurants, banks, and medical offices. Rental income is \$3,600/ month. Exit strategy from our loan is a conventional refinance.

This loan is 60.00% LTV on the BPO value of \$915,000. Loan structure features 6 months' guaranteed interest and 10.00% annualized return. Minimum investment is \$54,900 or 10%.

What we like about this Trust Deed opportunity:

- Orange County Location
- Non-owner Occupied Investment Property
- 10.00% Annualized Return
- 6 months Guaranteed Interest
- \$3,600/month rental income
- Previous successful Mortgage Vintage borrower
- Borrower owns many multi-family properties in Santa Ana

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: 10.00%
- Minimum Raise Amount: \$549,000
- Minimum Investment Amount: \$54,900
- Loan amount (\$): \$549,000
- Lien position: 1 TD

Pledged 0%

Follow this offering

Loan amount (\$)	\$549,000
Estimated Closing Date	Jul 14, 2023
Investor Yield	10.00%
Min. Investment	\$54,900

Investors

Name	Amount
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Contact Sponsors



Sandy MacDougall CTD

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

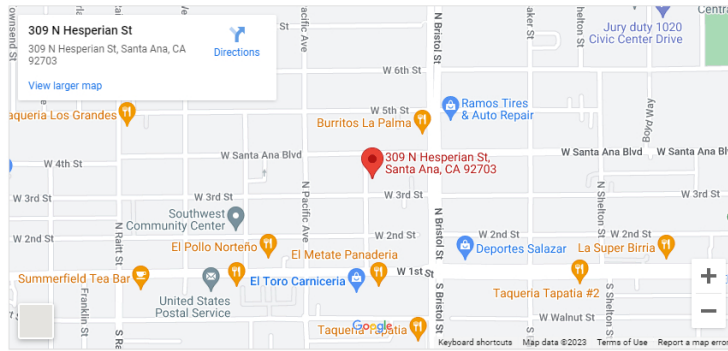
Borrower Credit Score: 582.0
LTV/CLTV: 60.0%
Deal Type: Cash-Out Refinance
Loan Term Length: 36
Property Condition: Not specified
Lien Position: 1st TD
Loan Type: Business Purpose Cash-Out Refi
Loan Amount: \$549,000
LTV on BPO Value: 60.00%
Fractional Interests (10): \$54,900 or 10.00%
Lender Rate: 10.00%
Monthly Payment to Lender: \$4,575.00
Amortization/Term: Interest Only / 36 Mos
Gross Protective Equity over BPO Value: \$366,000
Guaranteed Interest: 6 Months
Borrower Credit: 582
Rental Income from 2 Units: \$3,600/mo.
Exit Strategy: Conventional Refinance

Property Overview

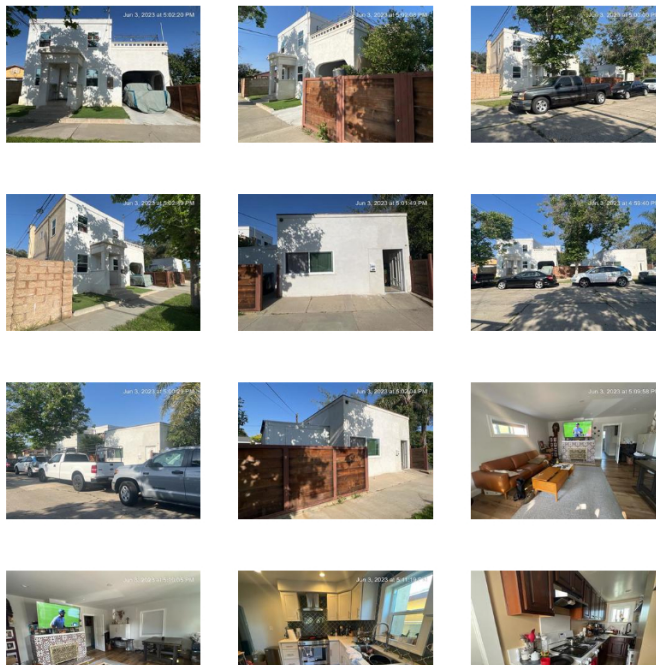
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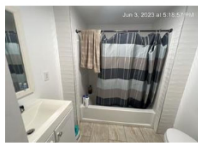
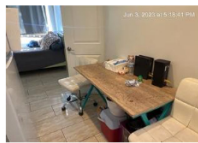
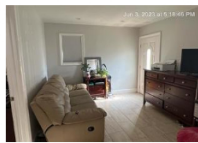
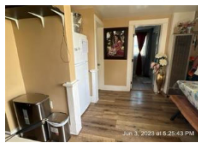
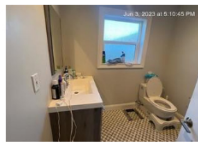
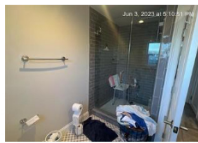
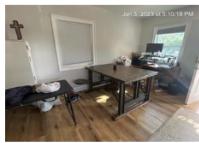
Property Highlights

Property Type: Single Family Residence
BPO Value: \$915,000
Home sqft: 1,831
BPO Value/sqft: \$499.73
Lot Size sqft: 6,098 or .14 acre
Total Rooms: 10
Bedrooms: 5
Bathrooms: 3
Stories: 2
Garage: Driveway only
Exterior Wall: Wood, stucco
Year Built: 1918
Style: Traditional
Occupancy: Non Owner Occ.
County: Orange County
Zoning: Residential
APN: 007-183-10



Photos







Documents

- 📄 [Navarro_-_BPO_-_915k_-_6-5-23.pdf](#) (application/pdf, 11233762KB)
- 📄 [Navarro_-_Preliminary_Report.pdf](#) (application/pdf, 266879KB)
- 📄 [Navarro_-_Value_-_Zillow__710_800.pdf](#) (application/pdf, 117679KB)
- 📄 [Navarro_-_Value_-_Redfin__660_000.pdf](#) (application/pdf, 3729670KB)

Investor Questions

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