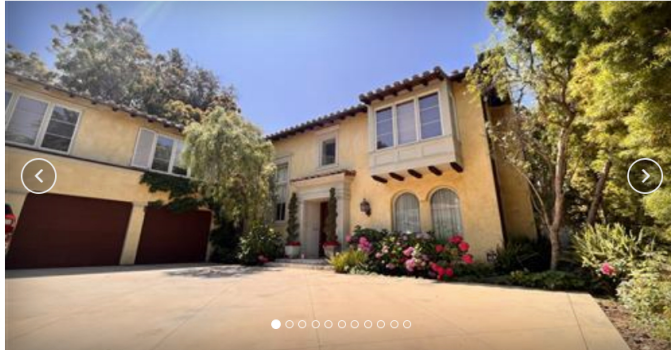


\$650,000 2nd TD @ 12.00%, 46.86% CLTV, 46.61% Net CLTV, SFR, Bus. Purpose Cash-Out, OO, 24 Month Term, 6 Mos. Guar. Int., 3 Mos. Prepaid Int., \$65,000 Min. Inv., Pacific Palisades, CA

706 Patterson Place Pacific Palisades CA 90272



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

Overview

701 and 693 business owners are seeking a \$650,000 business purpose 2nd Trust Deed loan on this owner-occupied single-family residence in Pacific Palisades, Los Angeles County, CA. Loan proceeds will be used to 1) payoff an existing 2nd mortgage; 2) payoff some tax liens; and 3) will be used towards the Borrower's Biotechnology Business* (Aicher, Inc. et. al). In addition to owning his own consulting firm, borrower is also the Executive Chairman, COO, and Executive Director of a number of Biotechnology medical research companies.

The subject property, built in 2000, is located in a gated community with 11 luxury homes called Huntington Woods and sits at the end of the cul-de-sac. The property is well-maintained and shows the normal wear and tear of its timeless beauty. The interior of the house is spacious and well-appointed, with 5,500 sf of living space and has 5 bedrooms and 5.5 bathrooms. The master suite is a sanctuary unto itself, offering a private retreat where you can unwind and rejuvenate in style. Each bedroom is thoughtfully designed, offering privacy and comfort for any occupants. The property boasts a number of magnificent outdoor amenities, including a swimming pool, jacuzzi, lush landscaping, and a guest house which reflects in the higher demand and uniqueness. The generous .27 acre lot size provides ample room for expansion. The property is located just steps from the Palisades Village's that offers glamorous restaurants and stores.

The existing 1st mortgage is an Interest Only loan with 5th Street Capital with an interest rate of 5.125%. This 1st mortgage impounds for the property taxes and insurance. In addition, the 1st mortgage matures November 1, 2061.

This is a 46.86% CLTV and 46.61% Net CLTV on a recent BPO Value of \$8,750,000 with 6 months Guaranteed Interest and 3 months Prepaid Interest, yielding a 12.00% annualized return. Minimum investment is \$65,000 or 10.00%.

What we like about this Trust Deed opportunity:

- Pacific Palisades Location
- 701 and 693 business owners
- Very low 46.86% CLTV, 46.61% Net CLTV
- 12.00% Lender Rate
- 3 months Prepaid Interest
- 6 months Guaranteed Interest

Possible concerns:

- Borrower would like to close quickly
- Recent 1st mortgage lates due to a recent conventional refinance effort

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 CTD

Financial

Offering Type : Debt
 Investor Yield: 12.00%
 Minimum Raise Amount: \$650,000
 Minimum Investment Amount: \$65,000
 Loan amount (\$): \$650,000
 Lien position: 2 TD
 Borrower Credit Score: 693.0
 LTV/CLTV: 46.86%
 Deal Type: Cash Out
 Loan Term Length: 24
 Property Condition: No Rehab
 Regulation Type: Not specified
 Loan Type: Business Purpose Cash-Out

Pledged 0%

Follow this offering

| | |
|------------------------|--------------|
| Loan amount (\$) | \$650,000 |
| Estimated Closing Date | Jul 25, 2023 |
| Investor Yield | 12.00% |
| Min. Investment | \$65,000 |

Investors

| Name | Amount |
|------|--------|
|------|--------|

Contact Sponsors



Sandy MacDougall CTD

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

Loan Type: Business Property Loan
Property Type: Single Family Residence
BPO Valuation: \$8,750,000
Existing 1st TD: \$3,450,000
New 2nd TD Loan Amount: \$650,000
Combined Loan Amount: \$4,100,000
Lien Position: 2nd
CLTV: 46.86%
Net CLTV: 46.61%
Occupancy: Owner Occupied
Rate to Investor: 12.00%
Fractional Interest (10): \$65,000
Monthly Payment to Investor: \$6,229.17
Amort /Term: Interest Only / 24 mos.
Gross Protected Equity: \$4,650,000
Guaranteed Interest: 6 Months
Prepaid Interest: 3 Months
Credit Score: 701 / 693
Exit Strategy: Proceeds from business

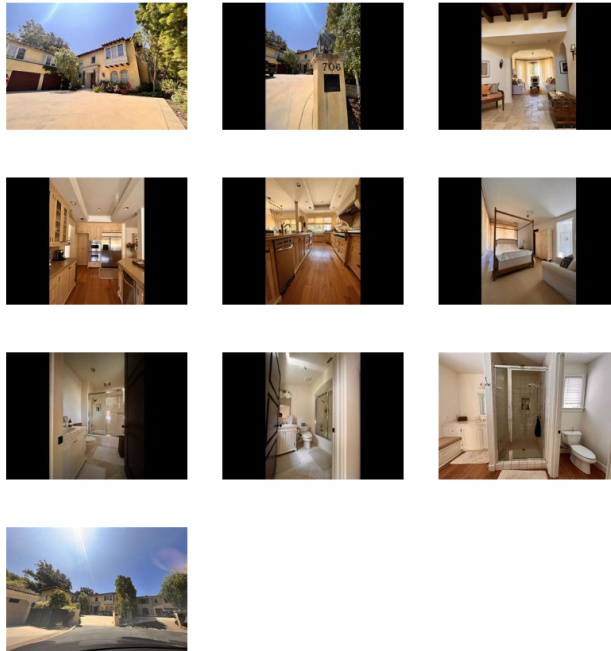
Property Overview

Property Highlights

Property Type: Single Family Residence
BPO Value: \$8,750,000
Property Living SF: 5,500
BPO Value SF: \$1,590.91
Lot Size: .26 acres (11,458 s.f.)
Bedrooms: 5
Bathrooms: 5.5
Year Built: 2000
Exterior: Stucco, Stone, Wood
County: Los Angeles
Occupancy: Owner Occupied
Zoning: Residential Single Family



Photos



Documents

[Aicher_-_BPO_-_8.75_Mil_-_7-10-23.pdf](#) (application/pdf, 786286KB)

- [Aicher_-_Property_Profile.pdf \(application/pdf, 5396096KB\)](#)
- [Aicher_-_Value_-_Zillow__6_411_500.pdf \(application/pdf, 122883KB\)](#)
- [Aicher_-_Value_-_Redfin__8_720_648.pdf \(application/pdf, 1318994KB\)](#)

Investor Questions

Write your question here ...

Submit

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