

**\$775,000 1st TD @ 11.50%, 37.80% LTV, 34.12% Net LTV, SFR, Bus. Purpose Cash-Out, NOO, 24 Month Term, 6 Mos. Guar. Int., 9 Mos. Prepaid Int., \$38,750 Min. Inv., Ojai, Ventura County CA**

16816 Maricopa Highway Ojai CA 93023



Pledged 5%

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Loan amount (\$)	\$775,000
Estimated Closing Date	Aug 07, 2023
Investor Yield	11.50%
Min. Investment	\$38,750

#### Investors

Name	Amount
Nicole Smith	\$38,750

#### Contact Sponsors

**Nicole Smith**

[Send Message](#)

[Email Nicole](#)

[\(949\) 637-2977](#)

**Sandy MacDougall**

[Send Message](#)

[Email Sandy](#)

[\(949\) 632-6145](#)

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#### Overview

774 FICO real estate investor is seeking a \$775K 1<sup>st</sup> Trust Deed business purpose cash out loan on this "Free and Clear" (no existing debt) non-owner-occupied investment rental SFR property in Ojai, Ventura County, CA. The purpose of this loan is to use funds to invest in other real estate investment rental properties to add to borrower's existing Schedule of Real Estate shown in investor dropbox.

The subject property is a two story, ranch styled, SFR with mountain views in the Ojai Valley. The subject property consists of 2,254 SF total living space with 2 Bedroom / 2 Remodeled BA sitting on a large 40.06 acres lot. The subject property features a cellar, built in BBQ, creek with bridge, landscaped terraces, variety of fruit orchards, waterfall and pond. The subject property also features separate 3 outbuildings, adding another 1,168 in SF to subject property. The subject property is on highway 33 located 2 hours' drive from downtown Ojai and 3 1/2 hours east of Santa Barbara. Ojai is a tourist destination known for its boutique hotels, year-round recreation opportunities and hiking. The subject property is fully occupied earning \$8K per month rental income.

This is a 37.80% LTV and 34.12% Net LTV% on a recent Appraised Value of \$2,050,000 (SFR value = \$750K and Land value \$1.3M broken down in appraisal). 34.80% LTV is a blended LTV from 60.00% SFR value and 25.00% Land value. This loan offers 6 months Guaranteed Interest and 9 months Prepaid Interest, yielding a 11.50% annualized return. Minimum investment is \$38,750. Exit strategy: refinance, sale of property or sale of borrower's other investment properties.

What we like about this Trust Deed opportunity:

- 774 FICO real estate investor
- SFR, orchard land with mountain views of Ojai Valley
- 37.80% LTV and 34.12% Net LTV (Blended 60% SFR & 25% Land)
- 11.50% Lender Rate
- 9 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: \$775,000  
 Minimum Investment Amount: \$38,750  
 Loan amount (\$): \$775,000  
 Lien position: 1 TD  
 Borrower Credit Score: 774.0  
 LTV/CLTV: 37.8%  
 Deal Type: Cash Out  
 Loan Term Length: 24  
 Property Condition: No Rehab  
 Regulation Type: 10238 Multi Lender  
 Loan Type: Business Purpose Cash-Out  
 Property Type: SFR with 40.06 acres land  
 Appraised Valuation: \$2,050,000 (\$750K SFR and \$1.3M Land)  
 Loan Amount: \$775,000  
 Lien Position: 1st TD  
 LTV: 37.80%  
 Net LTV: 34.12%  
 Occupancy: Non-Owner Occupied  
 Rate to Investor: 11.50%  
 Fractional Interest (20): \$38,750  
 Monthly Payment to Investor: \$7,427.08  
 Amort./Term: Interest Only / 24 mos.  
 Net Protected Equity: \$1,350,505  
 Guaranteed Interest: 6 Months  
 Prepaid Interest: 9 Months  
 Credit Score: 774  
 Exit Strategy: Refinance or Sale of Property

### Property Overview

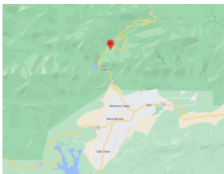
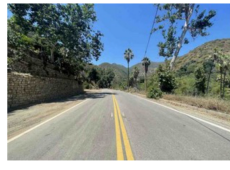
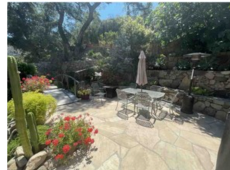
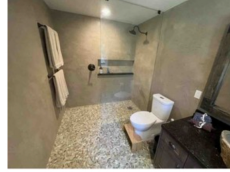
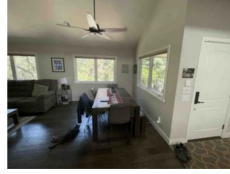
See above description

### Property Highlights

Property Type: SFR w/ 40.06 acres land  
 Appraised Value: \$2,050,000 (SFR = \$750K and Land = \$1,300,000)  
 Property Living SF: 2,254  
 Total Building SF: 3,422 (Main House + Shed)  
 Appraised Value SF: \$332.74 off SFR \$750K value  
 Bedrooms: 2  
 Bathrooms: 2  
 Year Built: 1941  
 Exterior: Stucco / Wood  
 County: Ventura  
 Occupancy: Non-Owner Occupied  
 Zoning: OS-160 SINGLE FAM RES (5+ AC)

### Photos





Documents

[Wurster\\_-\\_2\\_050\\_000\\_Appraisal.pdf](#) ( application/pdf, 4857559KB)

[Wurster\\_-\\_Preliminary\\_Report.pdf](#) ( application/pdf, 269115KB)

[Wurster\\_-\\_Property\\_Profile.pdf](#) ( application/pdf, 609376KB)

[Wurster\\_-\\_Value\\_-\\_Redfin\\_\\_3\\_180\\_595.pdf](#) ( application/pdf, 1424103KB)

[Wurster\\_-\\_Value\\_-\\_Zillow\\_\\_2\\_360\\_100.pdf](#) ( application/pdf, 97126KB)

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### Covering California

260 Newport Center Dr. Suite #404  
Newport Beach, CA 92660

### Contact Us

(949) 438-0591  
info@crowdtrustdeed.com

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