

**\$155,000 2nd Trust Deed @ 11.00%, 60.13% CLTV, 57.52% Net CLTV, Condo, Bus. Purpose Cash-Out, NOO, 48 Month Term, 9 Mos. Guar. Int., 9 Mos. Prepaid Int., \$38,750 Min. Inv., Stevenson Ranch, CA**

25240 Steinbeck Avenue, Unit D Stevenson Ranch CA 91381



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### Overview

Business owner is seeking a \$155,000 business purpose 2nd Trust Deed loan on this non-owner-occupied condo residence in Stevenson Ranch, Los Angeles County, CA. The loan proceeds will be used towards the Borrower's business, Digital Interiors (digitalinteriors.com), to purchase office equipment and software to improvement automation and revenue. The parent company of Digital Interiors is B&W Holdings, Inc. The exit strategy is to pay this loan off with the business proceeds or do a refinance.

The borrower's 1st mortgage is with Wells Fargo Home Mortgage and has a principal balance of \$205,8000 with a fixed interest rate of 4.25%, and a PITI payment of \$1,675.17/month.

The subject property is a 1,1640 SF traditional styled two story condo residence. The home features 6 total rooms including 2 bedrooms and 2.5 bathrooms. The subject property is just minutes from shopping, restaurants, and entertainment venues. Current tenant is \$4,000 in rent, which is a little high for the area.

This is a 60.13% CLTV and 57.52% Net CLTV on a recent BPO Value of \$600,000 with 9 months Guaranteed Interest and 9 months Prepaid Interest, yielding a 11.00% annualized return. Minimum investment is \$38,750 or 25.00%.

What we like about this Trust Deed opportunity:

- 672 FICO business owners
- 60.13% CLTV, 57.52% Net CLTV
- 11.00% Lender Rate
- 9 months Prepaid Interest
- 9 months Guaranteed Interest
- \$4,000 rental income

Possible concerns:

- Borrower would like to close quickly

### 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**

Pledged 0%

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Loan amount (\$)	\$155,000
Estimated Closing Date	Aug 04, 2023
Investor Yield	11.00%
Min. Investment	\$38,750

### Investors

Name	Amount
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**Contact Sponsors**

**Sandy MacDougall CTD**

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

## Financial

Offering Type : Debt  
Investor Yield: 11.00%  
Minimum Raise Amount: \$155,000  
Minimum Investment Amount: \$38,750  
Loan amount (\$): \$155,000  
Lien position: 2 TD  
Borrower Credit Score: 672.0  
LTV/CLTV: 60.13%  
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: Condo  
BPO Valuation: \$600,000  
Existing 1st TD: \$205,800  
New 2nd TD Loan Amount: \$155,000  
Combined Loan Amount: \$360,880  
Lien Position: 2nd  
CLTV: 60.13%  
Net CLTV: 57.52%  
Occupancy: Owner Occupied  
Rate to Investor: 11.00%  
Fractional Interest (4): \$38,750  
Monthly Payment to Investor: \$1,420.83  
Amort./Term: Interest Only / 24 mos.  
Gross Protected Equity: \$239,200  
Guaranteed Interest: 6 Months  
Prepaid Interest: 9 Months  
Credit Score: 672  
Exit Strategy: Payoff loan from Business Profits or Refinance

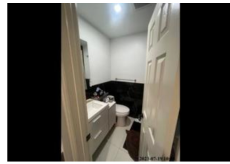
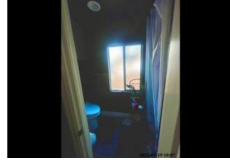
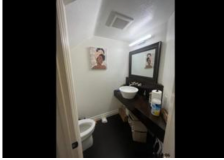
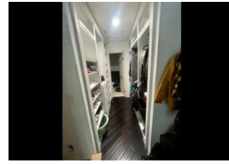
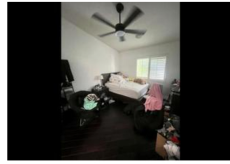
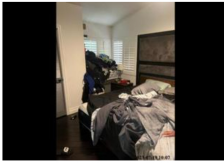
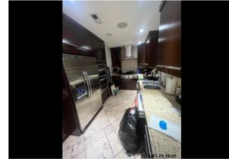
## Property Overview

## Property Highlights

Property Type: Condo  
BPO Value: \$600,000  
Property Living SF: 1,164  
BPO Value SF: \$515.46  
Total Rooms: 6  
Bedrooms: 2  
Bathrooms: 2.5  
Year Built: 1990  
Exterior: Stucco  
County: Los Angeles  
Occupancy: Owner Occupied  
Zoning: Residential LCA25

## Photos





#### Documents

[Walters\\_-\\_BPO\\_-\\_600\\_000\\_-\\_7-22-23.pdf](#) ( application/pdf, 893836KB)

[Walters\\_-\\_Preliminary\\_Report.pdf](#) ( application/pdf, 313234KB)

[Walters\\_-\\_Property\\_Profile.pdf](#) ( application/pdf, 665303KB)

[Walters\\_-\\_Value\\_-\\_Redfin\\_\\_545\\_789.pdf](#) ( application/pdf, 1364171KB)

[Walters\\_-\\_Value\\_-\\_Zillow\\_\\_564\\_900.pdf](#) ( application/pdf, 126717KB)

#### Investor Questions

Write your question here ...

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## Covering California

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## Contact Us

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