

\$198,250 1st TD @10.25%, Purchase Fix & Flip, SFR, NOO, 65.00% LTV on As-Is, 12 Mos. Term, 6 Mos. Guaranteed Int., \$39,650 Min. Inv., Oroville, CA 95965

633 Cox Lane Oroville CA 95965



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

Overview

680 FICO successful wage earner and real estate investor/flipper is seeking a short-term 1st TD to purchase this SFR investment property in Oroville, CA, rehab it with her own funds, then upon completion in 6-9 months, list and sell it for a quick profit. The borrower plans to put an estimated amount of \$70,000 of upgrades into the property - most of which are cosmetic. No square footage will be added. Besides new roofing, siding, and flooring, the rehab will be rubbish cleanup from the previous owners, landscaping around the property for better curb appeal, and a new paint job of the entire home inside and out. The borrower and her family have completed two fix & flips almost identical to this in the past two years. The borrower plans to have the rehab complete in six months and sold in nine months which will pay off our loan. The borrower's up front 'skin-in-the-game' is the down payment of approximately \$123,000 plus, she will be using her own funds for the rehab. The current As-Is value is \$305,000 and she plan to list the property for \$450,000.

The subject property is single-story ranch-styled home consisting of 1,729 sq ft and sits on a 5.41-acre lot. It has 7 total rooms including 3 bedrooms and 2 bathrooms, a laundry room and a porch & patio. Outside, there are many different types of trees including Oleander, Olive, Eucalyptus, Palm, and Mimosa. The borrower plans to do a full cleanup of the property both inside and out. A new roof, new siding, new flooring, and new windows will all be installed as well as a full landscape overhaul. The property also consists of a detached 2-car garage and a large barn which are both being used as storage. These will both be cleaned out and upgraded as well. The property is very large and could easily house a few more units for future buyers. The home resides in the city of Oroville, which is on the eastern rim of the Great Valley, adjacent to State Route 70 and near State Route 99. Recreational opportunities abound on leisurely weekends with close proximity to Lake Oroville State Recreation Center and Table Mountain nature and wildlife area. Additionally, you'll be nearby a wide range of parks and schools.

This is a 65.00% LTV on the Purchase Price & Appraised 'As-Is' value of \$305,000. Loan structure features 6 months' guaranteed interest and a 10.25% annualized return. Minimum investment is \$39,650 or a 20.00% fractional interest.

What we like about this Trust Deed opportunity:

- Borrower and her family have completed two similar fix & flips in the last two years
- Non-owner-occupied investment property
- 680 FICO Wage earner
- Large lot with great potential additional units being added especially once landscaping is done
- 6 months guaranteed interest
- Short 12-month term loan
- 10.25% yield on a 1st TD

Possible concerns:

- Borrower would like to close as quickly as possible

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



Mr. Michael Veal

Financial

Offering Type : Debt
 Investor Yield: 10.25%
 Minimum Raise Amount: \$198,250
 Minimum Investment Amount: \$39,650
 Loan amount (\$): \$198,250
 Lien position: 1 TD
 Borrower Credit Score: 680.0
 LTV/CLTV: 65.0%
 Deal Type: Purchase Fix and Flip
 Loan Term Length: 12
 Property Condition: Minor Rehab

Pledged 0%

Follow this offering

Loan amount (\$)	\$198,250
Estimated Closing Date	Aug 31, 2023
Investor Yield	10.25%
Min. Investment	\$39,650

Investors

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

Contact Sponsors



Sandy MacDougall CTD

- Send Message
- Email Sandy
- (949) 632-6145



Michael Veal

- Send Message
- Email Michael
- (323) 797-0001

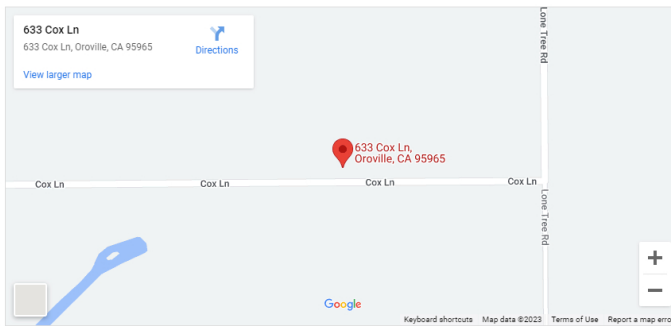
Regulation Type: 10238 Multi Lender
Lien Position: 1st TD
Loan Type: Business Purpose Purchase Fix & Flip
Purchase Price & Appraised 'As-Is' value: \$305,000
Loan Amount: \$198,250
LTV on As Is Value: 65.00%
Fractional Interests (5): \$39,650 or 20.00%
Lender Rate: 10.25%
Monthly Payment to Lender: \$1,693.38
Amortization/Term: Interest Only / 12 Months
Gross Protective Equity over 'As-Is' Value: \$106,750.00
Guaranteed Interest: 6 Months
Borrower Credit: 680
Exit Strategy: Selling of property

Property Overview

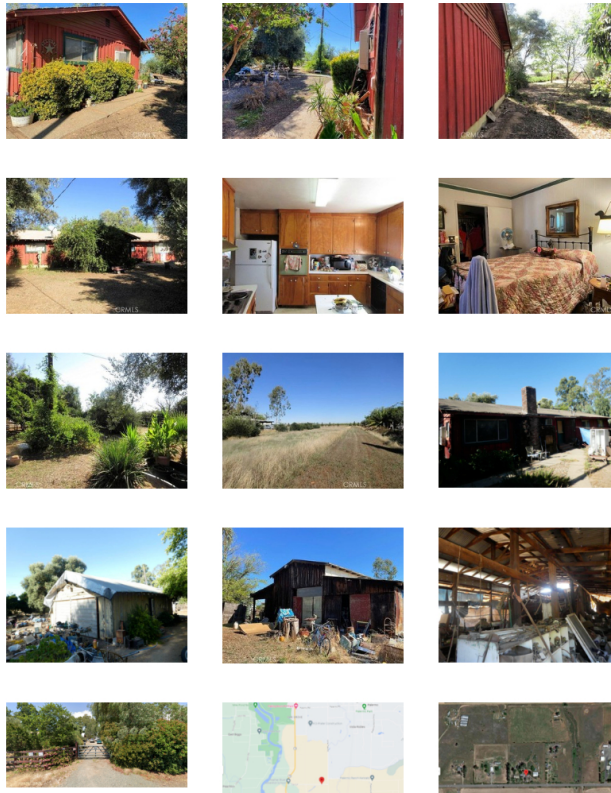
Please see above for detailed property information

Property Highlights

Property Type: Single Family Residence
Purchase Price/ 'As Is' Appraised Value: \$305,000
Home sqft: 1,729
Appraisal Value/sqft: \$176.40
Lot Size sqft: 5.41 acres
Total Rooms: 7
Bedrooms: 3
Bathrooms: 2
Stories: 1
Garage: Detached 2-car plus Large Driveway
Exterior Wall: Wood
Year Built: 1973
Style: Ranch
Occupancy: Non-owner Occ.
County: Butte
Zoning: AG-20 (The subject is legal non conforming due to lot size. If the subject were destroyed it would be able to be rebuilt.)
APN: 025-170-067
Est. Closing Date: 08/25/2023



Photos





Documents

- [Li_-_Appraisal_-_305_000_633_Cox_Ln__Oroville_PDF.pdf](#) (application/pdf, 6439865KB)
- [Li_-_Preliminary_Report_-_Affiliated_Company.pdf](#) (application/pdf, 240629KB)
- [Li_-_Property_Profile.pdf](#) (application/pdf, 665460KB)
- [Li_-_Value_-_Zillow_285_000.pdf](#) (application/pdf, 1745253KB)
- [Li_-_Value_-_Redfin_285_000.pdf](#) (application/pdf, 4449542KB)
- [Li_-_Prelim_-_Plat_Map.pdf](#) (application/pdf, 277835KB)

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

Follow

