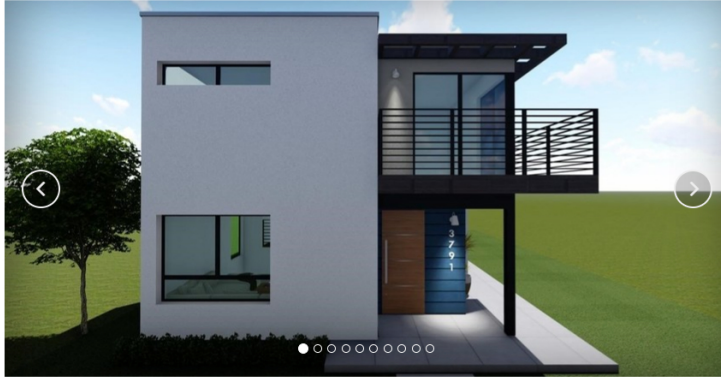


**\$495,000 1st TD @ 12.50%, SFR, 60.00% ARV LTV, 53.70% Net LTV, Funds Control, NOO, 6 Mos. Guar., 9 Mos. Prepaid, Min. Inv. \$49,500, 18 Mos., Spring Valley, San Diego County, CA**

1131 Ramona Avenue Spring Valley CA 92113



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

### Overview

25 years + very experienced real estate investor and home developer throughout the San Diego County area is seeking a 1<sup>st</sup> Trust Deed to build an investment SFR in Spring Valley, San Diego County, CA; 13 miles east of downtown San Diego. As soon as complete, the borrower will sell property for profit and pay off this construction loan.

Borrower purchased lot with own cash for \$160K and additionally invested \$125K skin in game towards soft costs, engineering, architectural, permits, taxes as well as start-up hard costs: site is fully graded, and tree removal completed. All permits in place, ready to build. Mortgage Vintage had an independent 3<sup>rd</sup> party conduct a Construction Feasibility Report that confirmed the Funds Control from this loan will complete the SFR development based of a new After Completion Appraisal value of \$825,000.

The subject property will be a two story, modern style, SFR with 1,794 living SF sitting on a large 7,841 SF lot. The subject property is surrounded by similar SFRs in a nice San Diego suburban neighborhood with a skyline view of downtown San Diego and water view of the nearby Sweetwater Reservoir. The SFR will consist of a total of 7 rooms, 4 Bed and 3 Bath. The SFR will feature a wraparound front and back deck. The subject property is near several shopping plazas, restaurants, schools, parks, the 125 and 54 state hws. Images are renderings of SFR future build design.

This is a 60.00% ARV LTV and 53.70% Net LTV based on a new After Completion Value of \$825,000 Minimum investment for this 1st Trust Deed is \$49,500, yielding a 12.50% annualized return with 6 months Guaranteed Interest and 9 months Prepaid Interest on an 18-month loan term. Loan to Cost (LTC) is at 72% (\$495k/\$160k+\$125k+\$400k).

What we like about this Trust Deed opportunity:

- 25+ years very experienced real estate investor, developer
- SFR in suburban neighborhood of San Diego with skyline views
- 12.50% Investor Yield
- LTV: 60.00% / Net LTV 53.70%, 72% LTC
- \$330,000 Gross Investor Protective Equity – new Appraisal
- 6 Months Guaranteed
- 9 Months Prepaid
- Funds Control & Approved Feasibility Report
- 656 FICO

Possible concerns:

- Borrower would like to close as soon as possible

### Management

President and Founder, 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**



**Ms. Nicole Smith**

### Financial

Offering Type : Debt  
 Investor Yield: 12.50%  
 Minimum Raise Amount: \$495,000

Pledged 0%

[Follow this offering](#)

Loan amount (\$)	\$495,000
Estimated Closing Date	Aug 04, 2023
Investor Yield	12.50%
Min. Investment	\$49,500

### Investors

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

### Contact Sponsors



**Nicole Smith**  
[Send Message](#)  
 Email Nicole  
 (949) 637-2977

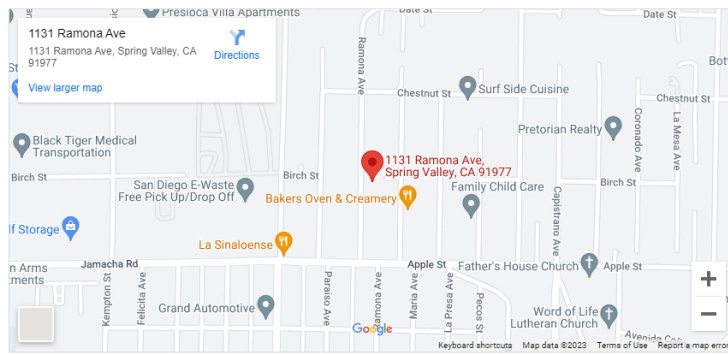


**Sandy MacDougall**  
[Send Message](#)  
 Email Sandy  
 (949) 632-6145

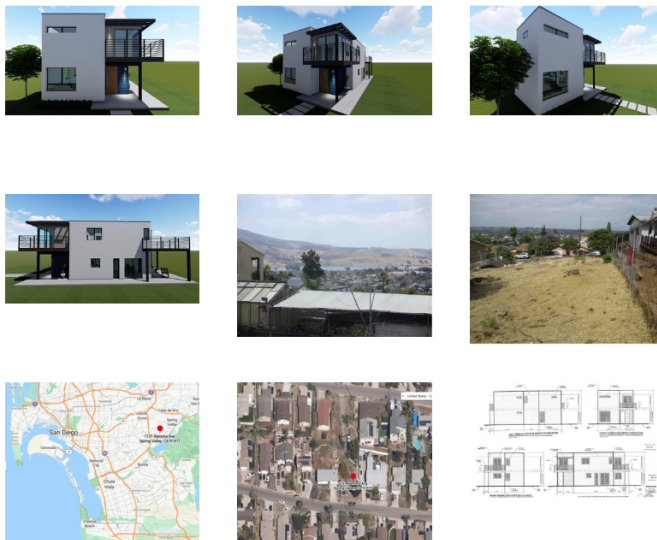
Minimum Investment Amount: \$49,500  
 Loan amount (\$): \$495,000  
 Lien position: 1 TD  
 Borrower Credit Score: 656.0  
 LTV/CLTV: 60.0%  
 Deal Type: Construction  
 Loan Term Length: 18  
 Property Condition: Ground Up Construction  
 Regulation Type: Not specified  
 Loan Type: Construction SFR Funds Control  
 ARV Appraised Value : \$825,000  
 New 1st TD Loan Amount: \$495,000  
 LTV on ARV Appraised Value / Net LTV: 60.00% / 53.70%  
 Loan to Cost (LTC): 72%  
 New Lien Position:: 1st TD  
 Lender Rate: 12.50%  
 Fractional Interests (10): \$49,500  
 Lender Monthly Payment: \$5,156.25  
 Guaranteed Interest: 6 mos.  
 Prepaid Interest : 9 Mos.  
 Gross Protective Equity over ARV Appraised Value: \$330,000  
 Amortization/Term: Interest Only Due in 18 Months  
 Borrower FICO: 656  
 Exit Strategy: Sale of Property after Construction Complete

### Property Highlights

Property Type: SFR  
 Appraised After Completion Value: \$825,000  
 After Completion Living Area: 1,794 SF  
 Price per SF: \$459.87  
 After Completion SFR: 4 Bed/ 3 Bath  
 Subject Lot Size: 7,841 SF  
 Subject Exterior: Concrete / Wood  
 Subject Architectural Style: Modern  
 Subject Stories: Two  
 Subject Year Built: 2023  
 Subject Occupancy: Non-Owner Occupied  
 Subject Zoning: C1  
 County: San Diego




### Photos




### Documents

- [Buzo\\_-\\_Preliminary\\_Report.pdf \( application/pdf, 314631KB\)](#)
- [Buzo\\_-\\_Property\\_Profile.pdf \( application/pdf, 1972576KB\)](#)
- [Buzo\\_-\\_Prelim\\_-\\_Title\\_Supplement\\_-\\_Statement\\_of\\_Info\\_Cleared.pdf \( application/pdf, 78818KB\)](#)

 Buzo\_-\_825K\_ARV\_Appraisal.pdf ( application/pdf, 3362272KB)

 Buzo\_-\_Construction\_-\_Ramona\_Budget.xlsx ( application/vnd.openxmlformats-officedocument.spreadsheetml.sheet, 11888KB)

 Buzo\_-\_Construction\_Feasibility\_Report.pdf ( application/pdf, 424836KB)

 Investor Questions

Write your question here ...

Submit

Covering California

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Newport Beach, CA 92660

Contact Us

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info@crowdtrustdeed.com

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