

**\$500,000 2nd TD @ 11.75%, CLTV 64.00% Net CLTV 59.76%, Cash-Out & Funds Control, NOO, SFR+ADU's, 24 Mos. Term, 6 mos. Guar. Int., 6 mos. Pre. Int., \$50,000 Min. Inv., Costa Mesa, CA 92627**  
 734 Center St. Costa Mesa CA 92627



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### Overview

Experienced real estate investor, developer and successful Mortgage Vintage Fix and Flip borrower is seeking a 2nd TD business purpose cash-out on this SFR + 2 ADU's investment property in Costa Mesa, CA. Funds from our loan will be used to build a third ADU (\$200k) and will be held in Funds Control and the remainder will be used for the builder's nearby investment properties.

The 1st TD is \$716,000 with an interest rate of 4.125% with a monthly payment of \$3,470.74. The first mortgage impounds for taxes and insurance and matures in April 1, 2052.

The subject property is a single-family residence and was permitted to create a JADU, and this loan will provide funds to build a detached ADU. The front main house (Unit 1) is 1,149 sf and contains 2 bedrooms and 2 bathrooms and rents for \$3,700 per month. The second unit (Unit 2) (JADU) is a 483 sq ft and is 1brdm and 1 bathroom. This JADU is now complete and is in the MLS for rent for \$2,495.00/mo. The new proposed new detached ADU (Unit 3) will be 799 sf and will be 3 brdms and 2 baths. Total rents for the 3 units are expected to be more than \$9,000. The property is located in the desirable West Side Costa Mesa neighborhood just south of 19th Street, close to shopping, entertainment and parks.

This loan is 64.00% CLTV / 59.26% Net CLTV on the recently appraised After Repair Value of \$1.9M for both properties. Loan Structure features 6 mos Guaranteed Interest and 6 mos Prepaid Interest yielding 11.75% annualized return. Minimum investment is \$50,000 or 10.00%. As indicated, the front unit is producing rental income today and the JADU is ready to rent and these rental payments will help make the borrower make these 2nd TD payments after the 6 mo.s prepaid interest. Exit strategy is a refinance or sale of the entire property once completed.

#### What We Like:

- Desirable West Side Costa Mesa, Orange County location
- \$200k Funds Control
- Experienced Real Estate Investor and Developer
- 64.00% CLTV / 59.76% Net CLTV
- 6 mos Guaranteed Interest
- 6 mos Prepaid Interest
- 775 credit score borrower
- Previous successful Mortgage Vintage Fix and Flip borrower

#### Possible Concerns:

- Construction
- Needs to close as soon 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

### Financial

Offering Type : Debt  
 Investor Yield: 11.75%  
 Minimum Raise Amount: \$500,000  
 Minimum Investment Amount: \$50,000  
 Loan amount (\$): \$500,000  
 Lien position: 2 TD  
 Borrower Credit Score: 775.0  
 LTV/CLTV: 64.0%  
 Deal Type: ADU Construction  
 Loan Term Length: 24  
 Property Condition: Ground Up Construction  
 Regulation Type: 10298 Multi Lender

Pledged 80%

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Investor Yield 11.75%

Min. Investment \$50,000

### Investors

Name	Amount
Sandy MacDougall	\$50,000
Leonard Palmer	\$50,000
Mike Rugani	\$50,000
Martin Warren	\$50,000
Steve George	\$50,000
Sandy MacDougall	\$50,000
John Warner	\$50,000
Juan Carlos Quiroz Zolezzi	\$50,000

### Contact Sponsors

**Sandy MacDougall**  
CTD

Send Message

Email Sandy

(949) 632-6145

Regulation Type: 10000 Multi-Unit  
 Loan Type: Cash Out for Funds Control  
 Lien Position: 2nd TD  
 Appraised Valuation: \$1,900,000  
 1st Trust Deed: \$716,000  
 New 2nd Trust Deed: \$500,000  
 Total Combined Loan Amount: \$1,216,000  
 CLTV on Appraised Value / Net CLTV: 64.00% / 59.76%  
 Fractional Interests (10): \$50,000 or 10.00%  
 Lender Rate: 11.50%  
 Monthly Payment to Lender: \$4,791.67  
 Amortization/Term: Interest Only / 24 Months  
 Gross Protective Equity over Appraised Value: \$684,000  
 Funds Control: \$200,000  
 Guaranteed Interest: 6 Months  
 Prepaid Interest: 6 Months  
 Exit Strategy: Refinance

### Property Highlights

Property Type: SFR + JADU and ADU  
 Borrower's Purchase Price in 2018: \$1,325,000  
 Appraised Value: \$1.9M  
 Total Home SF: 2,432 sf  
 Appraised Value/SF: \$781.25  
 Lot Size SF: 8,100 or .19 acre  
 Unit 1: 1 bdrm / 1 ba - 483 sf  
 Unit 2: 2 bdrm / 2 ba - 1,150 sf  
 Proposed ADU: 3 bdrm / 2 ba - 799 sf  
 Stories: 1  
 Garage: No garage  
 Architectural Style: Contemporary  
 Exterior Wall: Stucco  
 Year Built: 2020  
 Occupancy: Non-Owner Occ.  
 County: Orange  
 Zoning: Residential  
 APN: 424-202-11



### Photos



Borrower - Mark Rappaport



New JADU

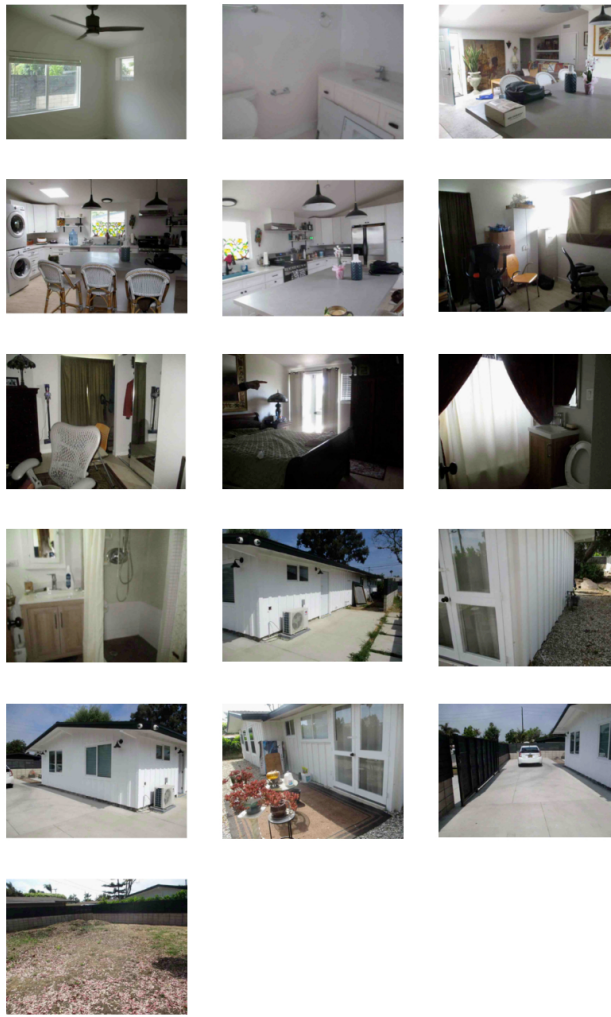


New Appliances in JADU



Spot for new ADU





Documents

- [Rappaport\\_-\\_Appraisal\\_-\\_1.9\\_Mil\\_ARV\\_-\\_7-17-23.pdf \( application/pdf, 4132269KB\)](#)
- [Rappaport\\_-\\_Preliminary\\_Report.pdf \( application/pdf, 318094KB\)](#)
- [Rappaport\\_-\\_Property\\_Profile.pdf \( application/pdf, 848935KB\)](#)
- [Rappaport\\_-\\_Value\\_-\\_Zillow\\_1\\_286\\_600.pdf \( application/pdf, 122163KB\)](#)
- [Rappaport\\_-\\_Value\\_-\\_Redfin\\_1\\_162\\_033.pdf \( application/pdf, 1486710KB\)](#)

Investor Questions

Write your question here ...

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