

# From Humble Duplex to Rentable Goldmine

A Los Angeles real estate investor sought a business-purpose 2nd TD cash-out for a duplex rental investment.

- ✓ Mortgage Vintage Loan at 62% CLTV of After Completion Appraised Value
- ✓ Funded loan in less than a week
- ✓ 10% Lender Rate
- ✓ 24 Month Loan Term
- ✓ 100% of the \$433,000 placed in Funds Control



Originally a modest duplex, this property transformed into a lucrative rental opportunity, a testament to strategic real estate investment. This property began as a duplex with two 1-bedroom, 1-bathroom units, each spanning 598 square feet. An astute investor saw untapped potential, envisioning a revamped duplex with two additional Accessory Dwelling Units (ADUs), strategically expanding and enhancing the property's earning potential.

Situated east of Marina Del Rey and Playa Del Rey and near LAX, schools, shopping, dining, and the 405 Freeway, this property held immense promise. The investor aimed to maximize space utilization, capitalize on the prime location, and significantly elevate monthly rental income.

To finance this, the investor chose a Business Purpose 2nd Trust Deed (TD) cash-out loan. The funds of \$433,000 were placed in Funds Control. This safeguarded funds for duplex reconfiguration and ADU construction. Favorable loan terms included six months of guaranteed interest and a 10.00% annualized return.

Financials were impressive: \$433,000 for renovation, an appraised value of \$1,650,000 post-development. With a CLTV ratio of 62.00%, Net CLTV of 26.24%, and a FICO Score of 677, the investment stood strong.

This property transformation stands as a model success story in real estate investment. Key highlights include its prime location, a solid 10.00% annualized return, robust CLTV metrics, unwavering commitment to the project, substantial monthly rental income post-development, and six months of guaranteed interest.

Through meticulous planning and strategic investment, this property evolved from a modest duplex into a thriving, four-unit powerhouse with a monthly rental income of \$ 13,200, solidifying its position as a standout real estate venture in Los Angeles.



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