

\$1,171,500 2nd TD @ 12.25%, SFR, Construction, 55.00% LTV ARV, 51.58% Net LTV ARV, F/C, NOO, 6 Mos. Guar., 10 Mos. Prepaid, Min. Inv. \$46,860, 18 Mos., Dana Point, Orange County, CA 92624
 35242 Vista De Todo Dana Point CA 92624





Pledged 4%

● Loan amount (\$)	\$1,171,500
○ Estimated Closing Date	Aug 29, 2023
▬ Investor Yield	12.25%
☑ Min. Investment	\$46,860

Investors

Name	Amount
Nicole Smith	\$49,680

Contact Sponsors

- 
Nicole Smith
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Overview

748 and 748 very experienced developer-owners, licensed general contractor and real estate investors with RE portfolio of other investment properties are seeking a 2nd Trust Deed to complete the final phase of construction on this ocean-view SFR investment property in Dana Point, Orange County, CA.

The borrowers \$946,000 1st TD is current and in good standing with a 2.50% fixed rate, a monthly P&I payment of \$3,684, maturing January 2052. 1st TD Lender impounds taxes and insurance. This loan offers \$1,864,294 Net Investor Protective Equity with 10 months prepaid interest.

Borrowers have invested \$750K "skin in the game" to date on construction (i.e., permits, plans, demolition, foundation, framing, roofing, steel reinforcement, kitchen completed and two bathrooms). The funds from this loan will be used to complete final phase (i.e., drywall, plastering, tiling, flooring, cabinetry, paint) Mortgage Vintage had an independent 3rd party conduct a Construction Feasibility Report that confirmed the Funds Control from this loan will complete the SFR based of a new After Completion Appraisal value of \$3,850,000. All permits in place, borrowers have passed all inspections to date.

Borrowers purchased subject investment property in 2017, in the early stages of construction COVID lockdowns began. Project experienced major delays due to lack of labor, shortage and rising expense of materials from supply chain blockages. Now borrowers are ready to complete final phase with our loan then sell the subject to pay off 1st TD and our new 2nd TD and make a profit.

The subject property will be a brand new, three story, ocean-view, contemporary style, SFR on a quiet corner lot, with 6,408 SF living space sitting on 6,188 SF, overlooking Capo Beach from the hill in Dana Point, CA. The subject property will feature 10 total rooms, 6 Bedrooms, 6.5 Bathrooms, 3 ocean-decks, a 3 car attached garage and two indoor fireplaces. The subject property is surrounded by similar SFRs, many new builds, in a quiet beach, suburban neighborhood. The subject property is near Pacific Coast Hwy, off the 5 Fwy and surrounded by several shopping plazas, restaurants, schools and parks.

This is a 55.00% ARV LTV and 51.58% Net LTV based on a new After Completion Value of \$3,850,000. As Is Value is \$3,265,000. Minimum investment is \$46,860, yielding a 12.25% annualized return with 6 months Guaranteed Interest and 10 months Prepaid Interest on an 18-month loan term. Loan to Cost (LTC) is at 50.72% (\$975k/\$750k+585k).

What we like about this Trust Deed opportunity:

- 748 & 748 very experienced developer, General Contractor and RE investors
- Brand New, Ocean Views, SFR in quiet, beach town suburban neighborhood of Dana Point, Orange County
- 12.25% Investor Yield
- LTV: 55.00% / Net LTV 51.58%
- \$1,864,294 Net Investor Protective Equity – new Appraisal
- 6 Months Guaranteed
- 10 Months Prepaid
- Funds Control & Approved Feasibility Report

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

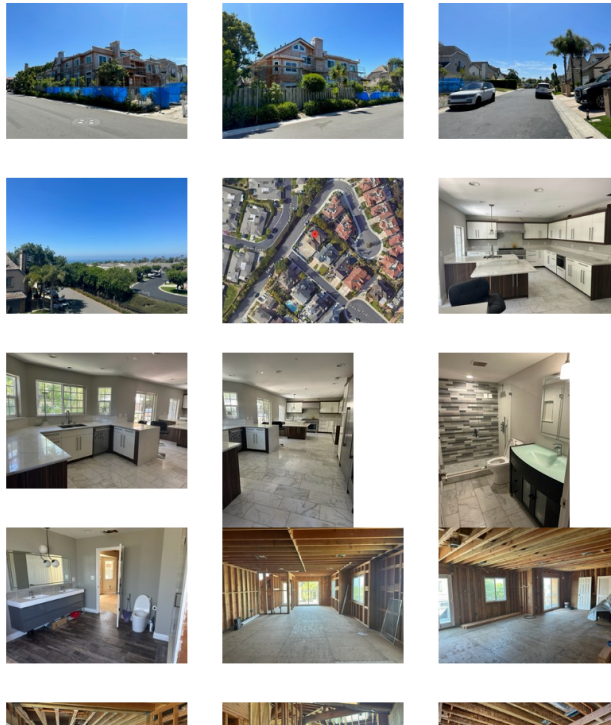
Offering Type : Debt
 Investor Yield: 12.25%

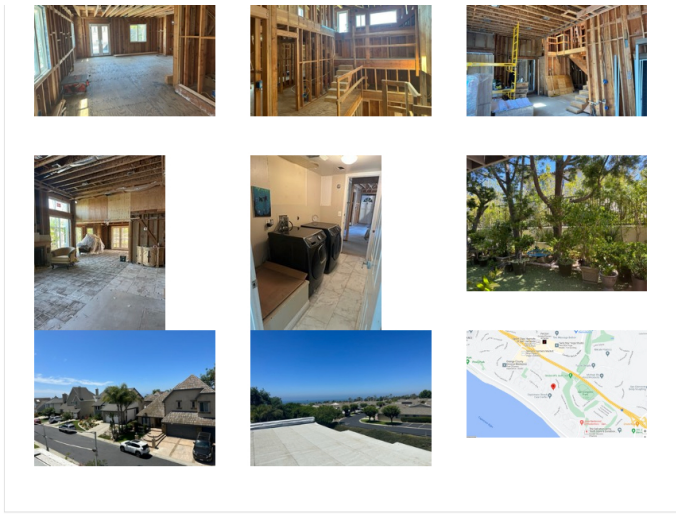
minimum raise Amount: \$1,171,500
Minimum Investment Amount: \$46,860
Loan amount (\$): \$1,171,500
Lien position: 2 TD
Borrower Credit Score: 748.0
LTV/CLTV: 55.0%
Deal Type: Construction
Loan Term Length: 18
Property Condition: Major Rehab
Regulation Type: Corp Code 25102F
Loan Type: Construction SFR Funds Control
After Completion Appraised Value : \$3,850,000
New 2nd TD Loan Amount: \$1,171,500
1st TD Loan Amount : \$946,000 @ 2.50% Fixed Rate Maturing 01/2052
Combined Loan Amounts: \$2,117,500
CLTV on ARV Appraised Value / Net CLTV: 55.00% / 51.58%
New Lien Position: 2nd TD
Lender Rate: 12.25%
Fractional Interests (25): \$46,860
Lender Monthly Payment: \$11,959.06
Guaranteed Interest: 6 mos.
Prepaid Interest : 10 Mos.
Gross Protective Equity over ARV Appraised Value: \$1,723,500
Net Protective Equity over ARV Appraised Value: \$1,864,294
As Is Value: \$3,265,000
Amortization/Term: Interest Only Due in 18 Months
Borrowers FICO: 748 & 748
Exit Strategy: Sale of Property after Construction Complete

Property Highlights

Property Type: SFR
APN: 69144130
Appraised After Completion Value: \$3,850,000
After Completion Living Area: 6,408 SF
Price Per SF: \$600.81
After Completion SFR: 6 Bed/ 6.5 Bath
Subject Lot Size: 6,188 SF
Subject Exterior: Wood / Stucco
Subject Architectural Style: Contemporary
Subject Stories: Three
Subject Year Built: 2023
Subject Occupancy: Non-Owner Occupied
Garage: Three Car Attached
Subject Zoning: R1
County: Orange County

Photos





- Documents**
- [Jadidkashi_-_Construction_-_Construction_Budget_\(Paid_to_Date_and_Budget_to_Complete\).pdf \(application/pdf, 239491KB\)](#)
 - [Jadidkashi_-_3.85M_Appraisal.pdf \(application/pdf, 4070939KB\)](#)
 - [Jadidkashi_-_Preliminary_Report.pdf \(application/pdf, 315695KB\)](#)
 - [Jadidkashi_-_Property_Profile.pdf \(application/pdf, 3723075KB\)](#)

Investor Questions

Write your question here ...

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Covering California

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Contact Us

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