

\$135,000 1st TD @ 12.75%, 25.00% LTV, 23.13% Net LTV, NOO, Land, Cash Out, 6 Mos. Guar Int., 3 Mos. Prepaid Int., 24 Mos. Term, \$67,500 Min. Inv., Truckee, Nevada County, CA 96161

11870 Bottcher Loop Truckee CA 96161



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

"Free & Clear" subject property on the popular recreational Truckee-Tahoe area
 25.00% LTV, 23.13% Net LTV on Recent "As Is" Land Appraised Value
 12.75% Annualized Investor Return
 6 months Guaranteed Interest
 3 months Prepaid Interest
 \$405,000 gross protective equity to investors off recent Land Only "As Is" Value

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



Mrs. Lauren Morales

Property Condition: No Rental
 Regulation Type: 10238 Multi Lender
 IRA Eligible: Yes
 Lien Position: 1st TD
 Loan Type: Business Purpose Cash-Out
 As Is Appraised Value: \$540,000
 Loan Amount: \$135,000
 LTV on As Is Appraised Value: 25.00%
 Net LTV on As Is Appraised Value: 23.13%
 Fractional Interests (10): \$67,500
 Lender Rate: 12.75%
 Monthly Payment to Lender: \$1,434.38
 Loan Term: Interest Only / 24 Months
 Gross Protective Equity over Appraised Value: \$405,000
 Guaranteed Interest: 6 Months
 Prepaid Interest: 3 Months
 Borrower Credit: 655 & 541
 Exit Strategy: Construction Loan

Property Overview

Property Highlights

Property Type: Vacant Land - Residential
 As Is Appraised Land Value: \$540,000
 Total Acres: 0.37
 Borrower Credit: 655 & 541
 Exit Strategy: Construction Loan

Pledged 0%

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Loan amount (\$)	\$135,000
Estimated Closing Date	Sep 22, 2023
Investor Yield	12.75%
Min. Investment	\$67,500
IRA Eligible	Yes

Investors

Name	Amount
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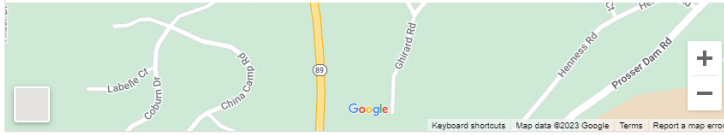
Sandy MacDougall CTD

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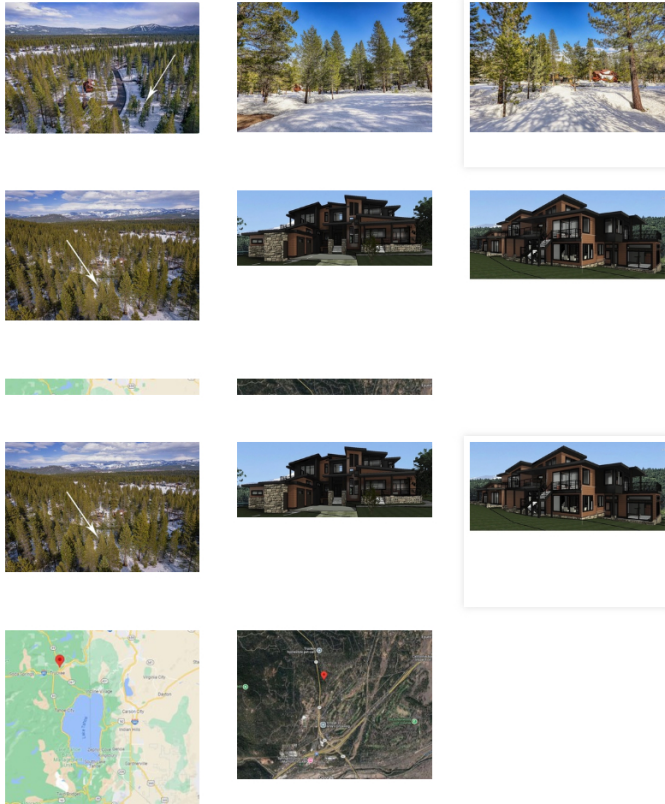
Property Overview

Property Highlights

Property Type: Vacant Land - Residential
As Is Appraised Land Value: \$540,000
Total Acres: 0.37
Occupancy: Non-Owner Occupied
County: Nevada
Zoning: R-A, Residential
APN: 019-870-009-000



Photos



Documents

[Harbor_-_Appraisal_540_000_AS_IS_Value.pdf](#) (application/pdf, 1894480KB)

[Harbor_-_Preliminary_Report.pdf](#) (application/pdf, 308234KB)

[Harbor_-_Property_Profile.pdf](#) (application/pdf, 654649KB)

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