

\$1,750,000 1st TD @ 10.00%, Purchase, Comm. Bldg., 51.47% LTV, 6 Mos. Guaranteed Interest, 24 Mos. Term, \$70,000 Min. Inv., Santa Ana, CA
 2909 S. Tech Center Drive Santa Ana CA 92705



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Overview

728 FICO Real Estate Investor and business owner-user seeking a business purpose loan to purchase this commercial industrial building. Property will be owner occupied by the borrower's company which will operate a cannabis business.

This Santa Ana Green Zone Subject Property is a multi-tenant industrial building located in the Dyer Business Park within the City of Santa Ana just off the 55 fwy, north of the 405 fwy, and just minutes from the John Wayne Airport. The subject property offers 55 Freeway Frontage signage and is a two story 8,425 s.f. industrial building on a 12,201 s.f. lot. The property has been recently renovated in 2022 with ground floor office and storage areas and a small warehouse area with 9' - 10' clear heights and one loading door. The second floor features office areas, storage rooms, and four cannabis grow rooms that feature updated HVAC, lighting and floor drains.

Borrower operates multiple Santa Ana-based successful Cannabis operations including weeday.com and mjbuilders.com which provides a modular racking system for cannabis growers. After minor alterations to the interior, the borrower plans to have delivery and grow operations out of this new Santa Ana location.

This loan is a 51.47% LTV on Appraised Value with 6 months guaranteed interest yielding a 10.00% annualized return. Minimum Investment is \$70,000 or 4%.

What we like about this Trust Deed opportunity:

- 728 FICO Borrower
- Santa Ana, Orange County location
- Experienced Real Estate Investors and Business Owners
- 6 months Guaranteed Interest
- \$1.65 Mil. Down Payment
- 10% Yield

Possible concerns:

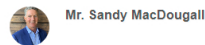
- Purchase transaction needs to close as soon as possible.

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.



Financial

Offering Type : Debt
 Investor Yield: 10.00%
 Minimum Raise Amount: \$1,750,000
 Minimum Investment Amount: \$70,000
 Loan amount (\$): \$1,750,000
 Lien position: 1 TD
 Borrower Credit Score: 728.0
 LTV/CLTV: 51.47%
 Deal Type: Purchase
 Loan Term Length: 24
 Property Condition: No Rehab
 Regulation Type: Corp Code 25102F
 IRA Eligible: Not defined
 Loan Type: Business Purpose Cash-Out Refinance
 Lien Position: 1st TD
 Loan Amount: \$1,750,000

Pledged 0%

Follow this offering

Loan amount (\$)	\$1,750,000
Estimated Closing Date	Sep 08, 2023
Investor Yield	10.00%
Min. Investment	\$70,000
IRA Eligible	Not defined

Investors

Name	Amount

Contact Sponsors

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

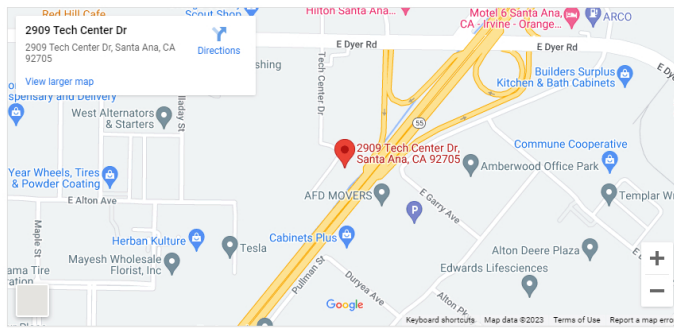
Loan to Value (LTV): 51.47%
Lender Rate: 10.00%
Monthly Payment to Lender: \$14,583.33
Fractional Interests (25): \$70,000
Amortization/Term: Int. Only / 24 Mos.
Gross Protective Equity over Appraised Value: \$1,650,000
Guaranteed Interest: 6 Months
Borrower Credit Score: 728
Exit Strategy: Conventional Refinance

Property Overview

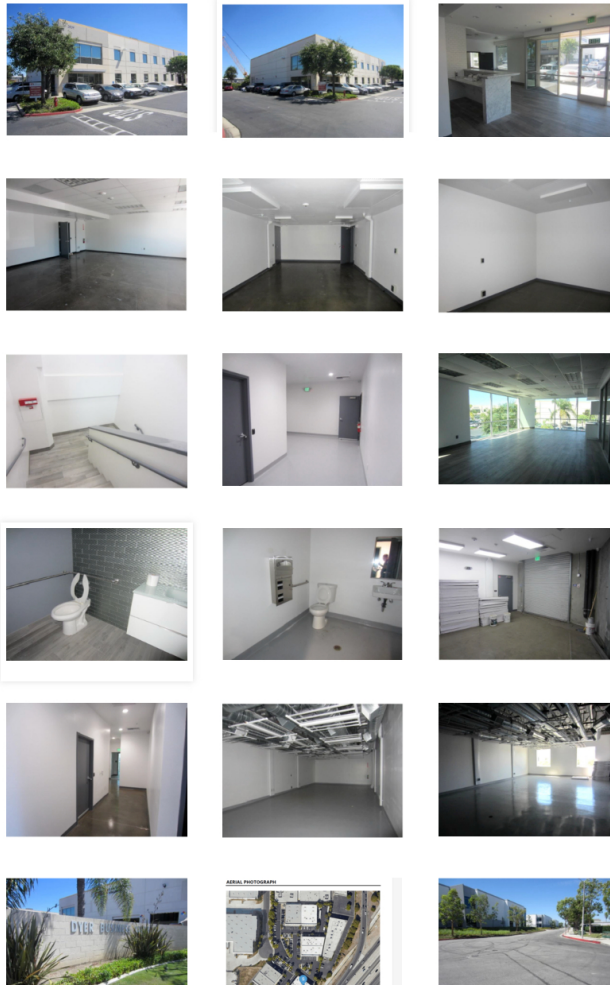
See previous

Property Highlights

Property Type: Commercial Office Building
Appraised Value: \$3,400,000
Building S.F.: 8,425 s.f.
Appraised Value/s.f.: \$403.56/s.f.
Lot Size: 12,201 s.f. or .28 acres
Current Rent: \$17,324.00/mo
Parking: 16 surface parking space, or 1.9 spaces per 1,000 sf
Floors: 2
Year Built: 2001 (Renovated 2022)
Zoning: M2
Occupancy: Owner Occupied
County: Orange
APN: 411-142-09



Photos





Documents

- [Deen_-_Appraisal_Report__3.4mil.pdf \(application/pdf, 14813130KB\)](#)
- [Deen_-_Appraisal_Report_Review_-_3.4mil_-_Pacific_Valuation_-_9-1-23.pdf \(application/pdf, 853724KB\)](#)
- [Deen_-_Title_Commitment.PDF \(application/pdf, 326840KB\)](#)
- [Deen_-_Phase_I_Environmental__Clear_-_8-23-23.pdf \(application/pdf, 8519165KB\)](#)
- [Deen_-_Property_Profile.pdf \(application/pdf, 623376KB\)](#)

Investor Questions

Write your question here ...

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