

\$275,000 1st TD @ 9.00%, 15.33% LTV, SFR and Condo, Bridge Loan, OO, 11 Mos. Term, \$68,750 Min. Inv., San Clemente, Orange County and Culver City, Los Angeles, CA

3703 Calle Casino and 3107 Summertime Lane San Clemente and Culver City CA 92673 and 90230



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Overview

731 FICO borrower is seeking a 1st TD cash-out bridge loan cross-collateralized on current primary residence 'Free and Clear' Condo in Culver City, Los Angeles, CA and their future primary residence SFR in San Clemente Orange County, CA. The funds from our loan will be used towards purchasing the San Clemente subject property currently in escrow while they are prepping to sell their Condo.

The 1st TD is on the Condo in Culver City and SFR in San Clemente. Borrower is bringing \$1M cash to close for Purchase.

The San Clemente purchase subject property is a single story, bungalow style, SFR with 1,212 SF living space on a 2,988 SF lot on the hillside with nice views. The subject property is located in the highly desirable suburban, beach community in San Clemente. The subject property has 5 rooms, 2 BED / 2 BA, 2 car attached garage and features a jacuzzi/patio. The subject property is very well located near beaches, schools, many large shopping plazas, restaurants, parks and 5 FWY and PCH HWY.

The Culver City subject property is a single story, urban style Condo with 730 SF living space on a 4.85 acres lot in Culver City. The subject property has 3 rooms, 1 BED / 1 BA, 1 car detached garage. The subject property is very well located near in Westlake Village, near many schools, shopping plazas, restaurants, near the 405 FWY.

This loan is 15.53% LTV on recent BPO value of \$1,249,000 on San Clemente SFR property and \$545,000 on Culver City Condo property. Loan yields a 9.00% annualized return. Minimum investment is \$68,750.

What we like about this Trust Deed opportunity:

- 731 FICO Borrower
- \$1M "Skin in Game" Down Payment towards new Purchase
- 15.33% LTV on a 1st TD Cross two subject properties
- 9.00% Interest Yield

Possible concerns:

- Borrower would like to close as quickly as possible for Purchase closing

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



Ms. Nicole Smith

Pledged 0%

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Loan amount (\$)	\$275,000
Estimated Closing Date	Oct 04, 2023
Investor Yield	9.00%
Min. Investment	\$68,750
IRA Eligible	Yes

Investors

Name	Amount
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[Contact Sponsors](#)



Sandy MacDougall
CTD

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



Nicole Smith

- [Send Message](#)
- Email Nicole
- (949) 637-2977

Financial

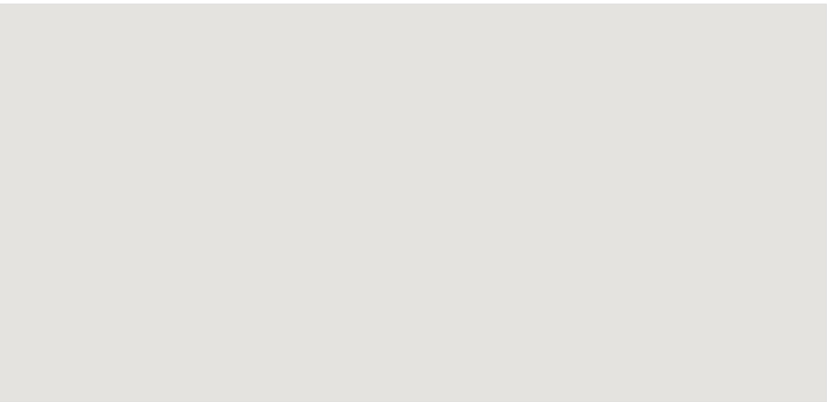
Offering Type : Debt
Investor Yield: 9.00%
Minimum Raise Amount: \$275,000
Minimum Investment Amount: \$68,750
Loan amount (\$): \$275,000
Lien position: 1 TD
Borrower Credit Score: 731.0
LTV/CLTV: 15.33%
Deal Type: Bridge Loan
Loan Term Length: 11
Property Condition: No Rehab
Regulation Type: 10238 Multi Lender
IRA Eligible: Yes
Lien Position: 1st TD
Loan Type: Bridge Loan
BPO Value: \$1,249,000 (San Clemente) and \$545,000 (Culver City)
Loan Amount: \$245,000
Combined Value Amount: \$1,835,000
LTV on BPO: 15.33%
Fractional Interests (4): \$68,750
Lender Rate: 9.00%
Monthly Payment to Lender: 1,837.50
Amortization/Term: Interest Only / 11 Mos
Gross Protective Equity over BPO Value: \$1,560,000
Borrower Credit: 731
Exit Strategy: Sale of Subject Property Condo

Property Overview

Please see overview above.

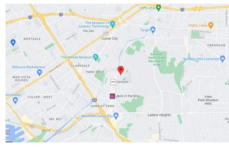
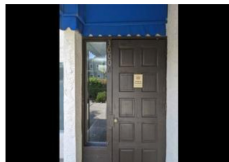
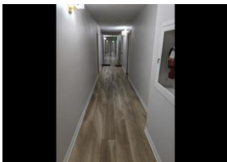
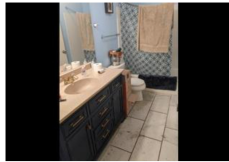
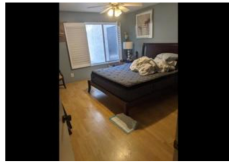
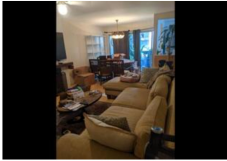
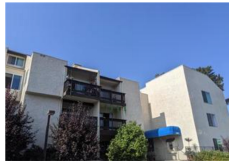
Property Highlights

Property Type: SFR / Condo
BPO Value: \$1,249,000 (San Clemente) & \$545,000 (Culver City)
Total Living SF: 1,212 SF (San Clemente) & 730 SF (Culver City)
Lot Size: 2,988 SF (San Clemente) & 4.85 acres (Culver City)
Total Rooms: 5 (San Clemente) & 3 (Culver City)
Total Bedrooms: 2 (San Clemente) & 1 (Culver City)
Total Bathrooms: 2 (San Clemente) & 1 (Culver City)
Stories: 1 (San Clemente) & 1 (Culver City)
Garage: 2 car attached (San Clemente) & 1 car detached (Culver City)
Exterior Wall: Stucco, Wood
Year Built: 1974 (San Clemente) & 1973 (Culver City)
Architectural Style: Bungalow (San Clemente) & Urban (Culver City)
Occupancy: Owner Occupied
County: Orange County (San Clemente) & Los Angeles (Culver City)
Zoning: Residential (San Clemente) & 5 + Units (Culver City)



Photos







Documents

- [Shayler_-_1_249_000_BPO.pdf \(application/pdf, 960232KB\)](#)
- [Shayler_-_545_000_-_BPO_Culver_City.pdf \(application/pdf, 983552KB\)](#)
- [Shayler_-_Preliminary_Title_Report_San_Clemente_Purchase_Property.pdf \(application/pdf, 424339KB\)](#)
- [Shayler_-_Preliminary_Report_-_Summertime_Lane.pdf \(application/pdf, 453810KB\)](#)
- [Shayler_-_Property_Profile_-_SFR_-_Purchase_Prop_-_3703_Calle_Casino__San_Clemente.pdf \(application/pdf, 708892KB\)](#)
- [Shayler_-_Property_Profile_-_Cond_-_Shayler_owner_3107_Summertime_Ln__unit_107.pdf \(application/pdf, 902159KB\)](#)

Investor Questions

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