

Updated 10/6/23 - Lower Loan Amt.: \$525,000 Blanket 2nd TD @ 14.00%, 3 properties, 3 units each, NOO, Const., 45.85% CLTV, 44.07% Net CLTV, 3 Mo. Term, \$26,250 Min. Inv., 4 Mos. Guar. Int, 3 Mos. Prepaid Int., Santa Ana, CA 92701

1509 & 1513 W. Civic Ctr., & 1510 W. 9th St. Santa Ana CA 92707



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### Overview

Successful 767 credit score Mortgage Vintage borrower, real estate investor and developer is seeking a finish the construction short term blanket 2<sup>nd</sup> TD on three non-owner occupied 3-unit investment properties in Orange County. Proceeds from the loan will be used to complete the construction of the 3 unit properties.

1513 W. Civic Center Dr.: is a 2,815 sf 3-unit property consisting of 17 Total Rooms. Unit 1 is 1,518 sf and has 8 Rooms: 4 bdrm, 3 bathroom (potential rental income \$4,000). Unit 2 is 797 sf and has 5 rooms: 2 bdrm, 1 bathroom (potential rental income \$3,000). Unit 3: is 500 sf and has 1 bdrm and 1 bathroom (potential rental income \$2,000).

1509 W. Civic Center Drive: is a 3,848 sf 3 unit consisting of 17 total rooms. Unit 1 is 2,497 sf and has 8 Rooms: 5 bdrm, 4 bathroom (potential rental income \$4,000). Unit 2 is 797 sf and has 5 rooms: 2 bdrm, 1 bathroom (potential rental income \$3,000). Unit 3: is 554 sf and has 1 bdrm and 1 bathroom (potential rental income \$2,000).

1510 W. 9th St.: is a 3,848 sf 3 unit consisting of 17 total rooms and abuts the back of the 1509 W. Civic Center Dr. property on a street-to-street lot. Unit 1 is 2,497 sf and has 8 Rooms: 5 bdrm, 4 bathroom (potential rental income \$4,000). Unit 2 is 797 sf and has 5 rooms: 2 bdrm, 1 bathroom (potential rental income \$3,000). Unit 3: is 554 sf and has 1 bdrm and 1 bathroom (potential rental income \$2,000).

The properties are centrally located with easy access to the 22, 405, 5, and 55 fwy's just south of the Discovery Science Center. The properties are located close to schools, entertainment and shopping. The exit strategy from our loan is a sale of the completed properties. 1 of the 4 properties in this development has already been completed and sold.

This is a 45.85% CLTV, 44.07% Net CLTV trust deed opportunity based on the recent combined After-Completion-Value appraisal of \$5,640,000. The Total Balance on the 1st TD is \$2.061 Mil. including \$600k+ in Funds Control. Borrower is having trouble with accessing their funds in the funds control account on the 1st TD and would like to get this loan to help them with the cash needed to finish the projects.

Our 2nd TD structure features a 3 mo. term with 4 months of Guaranteed Interest and 3 months Prepaid Interest. Minimum investment is \$26,250, or 5%, yielding a 14.00% annualized return. This 2nd Trust Deed is coterminous with the 1st TD. The borrower plans to have the properties finished within the 3-month timeframe. Should the properties not be finished or sold by 12-17-23, the borrower will apply for an extension on both the 1st and our 2nd in order to have time to sell the properties.

What we like about this Trust Deed opportunity:

- 767 FICO Borrower
- Previous successful MVI Construction Team
- 14.00% annualized return on a 45.85% CLTV 2nd TD
- Projected \$9,000/month rental income per unit, \$27k/mo. total
- 4 months Guaranteed Interest and 3 months Prepaid Interest
- Orange County location
- 3 Non-owner occupied 3-unit investment properties

Possible concerns:

- Borrower would like to close quickly
- Loan Matures with 1st TD on 12/17/23

### 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

### Financial

Offering Type : Debt  
Investor Yield: 14.00%  
Minimum Raise Amount: \$525,000

Pledged 87%

[Edit My Investment \\$70,000](#)

[Edit My Investment \\$70,000](#)

[Pledge Again](#)

Following

Investor Yield	14.00%
Min. Investment	\$26,250
IRA Eligible	Yes

### Investors

Name	Amount
Sandy MacDougall	\$70,000
Anthony Lyon	\$70,000
Sandy MacDougall	\$70,000
Someone	\$35,000
John Warner	\$35,000
Donald N Persky	\$70,000
Edward Gastaldo	\$35,000
Charlie Mugler	\$70,000

### Contact Sponsors



Sandy MacDougall CTD

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

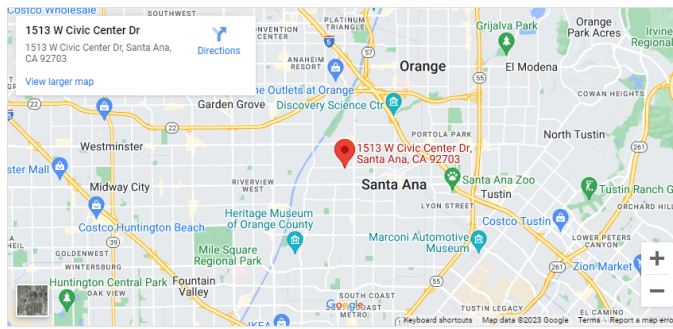
Minimum Investment Amount: \$26,250  
 Loan amount (\$): \$525,000  
 Lien position: 2 TD  
 Borrower Credit Score: 767.0  
 LTV/CLTV: 45.85%  
 Deal Type: Construction  
 Loan Term Length: 3  
 Property Condition: Ground Up Construction  
 Regulation Type: Corp Code 25102F  
 IRA Eligible: Yes  
 Lien Position: 2nd TD  
 Loan Type: Business Purpose Cash-Out  
 Appraised Values (all 3 properties): \$5,640,000  
 Loan Amount: \$525,000  
 Existing 1st TD Loan: \$2,061,000  
 Combined Loan Amount: \$2,586,000  
 CLTV on ARV Value: 45.85%  
 Funds Control: \$0  
 Net CLTV on ARV Value: 44.07%  
 Fractional Interests (20): \$26,250 or 5%  
 Lender Rate: 14.00%  
 Monthly Payment to Lender: \$6,125  
 Amortization/Term: Interest Only / 24 Months  
 Gross Protective Equity over ARV Value: \$2,874,000  
 Guaranteed Interest: 4 Months  
 Prepaid Interest: 3 Months  
 Projected Monthly Rental Income: \$27,000  
 Borrower Credit: 762 and 710  
 Exit Strategy: Conventional Refinance or property sale

### Property Overview

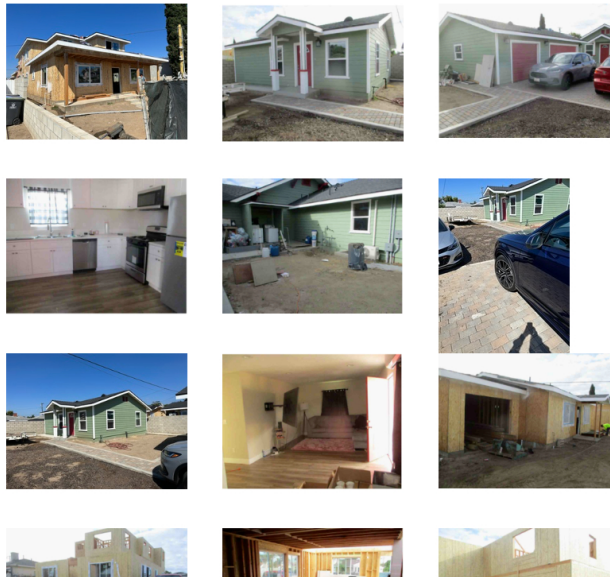
Please see above for detailed property information

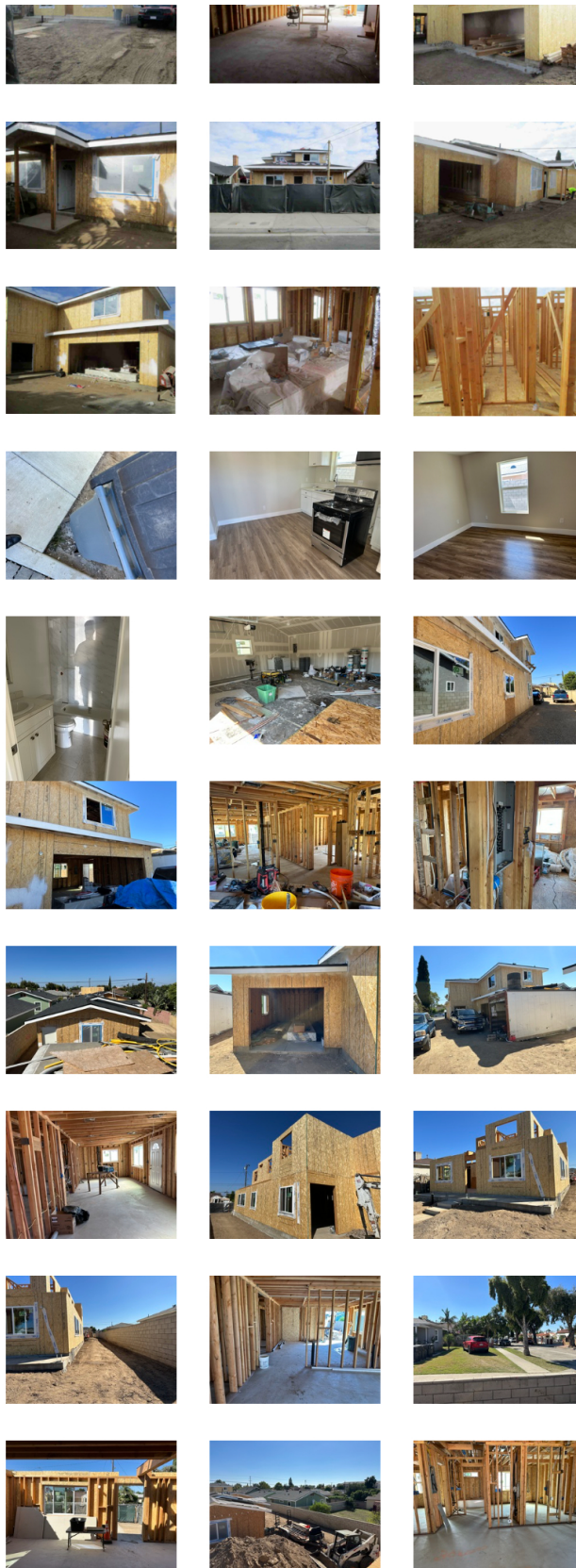
### Property Highlights

Property Type: 3 Triplex Properties  
 Total After Completion Value: \$5,640,000 (1513 - \$1,765,000; 1509 - \$1,925,000; 1510 - \$1,950,000)  
 Total Home sqft: 10,511 (1513 - 2,815 sf; 1509 - 3,848 sf; 1510 - 3,848 sf)  
 Total ARV Value/sqft: \$536.58 (1513 - \$627; 1509 - \$500.26; 1510 - \$506.76)  
 Total Lot Size sqft: 25,461 (each lot is 8,487 sf)  
 Total Rooms: 51 (each property has 17 rooms)  
 Bedrooms: 6 (1513 - 7 bdrm; 1509 - 8 bdrm; 1510 - 8 bdrm)  
 Bathrooms: 4.5 (1513 - 5 ba; 1509 - 6 ba; 1510 - 6 ba)  
 Garage: 3-car attached garage plus 3 car driveway for each property  
 Exterior Wall: Wood  
 Year Built: 2023  
 Architectural Style: Traditional  
 Occupancy: Non-Owner Occ.  
 County: Orange  
 Zoning: Residential R-3  
 APN: 405-131-33



### Photos





Documents

[Delgado\\_-\\_1\\_765\\_000\\_Appraisal\\_1513\\_W\\_Civic\\_Center\\_Dr.pdf](#) ( application/pdf, 2840471KB)

[Delgado\\_-\\_1\\_950\\_000\\_Appraisal\\_1510\\_W\\_9th\\_St.pdf](#) ( application/pdf, 3075887KB)

[Delgado\\_-\\_1\\_925\\_000\\_Appraisal\\_-\\_1509\\_W\\_Civic\\_Center\\_Dr.pdf](#) ( application/pdf, 3005007KB)

[Delgado\\_-\\_Preliminary\\_Report.pdf](#) ( application/pdf, 384569KB)

[Delgado\\_-\\_Property\\_Profile.pdf](#) ( application/pdf, 649996KB)

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#### Covering California

260 Newport Center Dr. Suite #404  
Newport Beach, CA 92660

#### Contact Us

(949) 438-0591  
info@crowdtrustdeed.com

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