

\$572,500 Blanket 1st TD @ 13.50%, 25.00% LTV, 21.25% Net LTV, NOO, Vacant Land, Cash Out, 6 Mos. Guar Int., 12 Mos. Prepaid Int., 18 Mos. Term, \$57,250 Min. Inv., Needles, San Bernardino County, CA 92363
 4518 My Place Road Needles CA 92363



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Overview

717 and 619 FICO real estate professionals specializing in land sales in Southern California and Mojave County, AZ are seeking a 1st TD business purpose cash out loan on this "free & clear" riverfront, two adjoining parcels of vacant land on the western California banks of the Colorado River, less than 1 hour from Lake Havasu in Needles, San Bernardino County, CA. All funds from this loan will be invested into soft costs associated with this residential development project, including dividing the subject property into 6 separate residential "estate" lots. The new residential community will feature its own private beach, private boat dock and a private gated entrance. Exit strategy: construction loan and/or sale of one or more of the divided lots.

The subject property is very well located on the popular recreational watersport and secondary home community on the Colorado River along the edge of the California and Arizona border. The subject property is near the US 95 FWY Colorado Bridge that connects CA to AZ. The subject property is currently two parcels consisting of 6.00 acres that will be divided into 6 saleable residential "estate" lots. The subject property is less than 1 hour from Lake Havusa, near local casinos and just 5 miles from shopping, restaurants, schools.

\$500K in improvements have been made to subject property to date - electrical brought to property though Edison, concrete reinforcement along river edge, approx. 1,400 SF in concrete wall, septic well and water well on site.

This 1st Trust Deed offers 12 Months Prepaid Interest with \$1,717,500 gross and \$1,803,318 net protective equity to investors off a new As Is Riverfront vacant land appraised value of \$2,290,000.

This 1st Trust Deed loan is 25.00% LTV, 21.25% Net LTV on a recent appraised value of \$2,290,000. Loan structure features 6 months' guaranteed interest, 12 months' prepaid interest and a 13.50% annualized return. Minimum investment is \$57,250.

What we like about this Trust Deed opportunity:

- Real Estate Agents are the borrowers and they specialize in land sales in subject property area
- "Free & Clear" riverfront subject property on the popular recreational Colorado River
- 25.00% LTV, 21.25% Net LTV on Recent "As Is" Appraised Value
- 13.50% Annualized Investor Return
- 6 months Guaranteed Interest
- 12 months Prepaid Interest
- \$1,717,500 gross and \$1,803,318 net protective equity to investors

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



Ms. Nicole Smith

Financial

Offering Type : Debt
 Investor Yield: 13.50%
 Minimum Raise Amount: \$572,500
 Minimum Investment Amount: \$57,250
 Loan amount (\$): \$572,500
 Lien position: 1 TD
 Borrower Credit Score: 717.0
 LTV/CLTV: 25.0%
 Deal Type: Cash Out
 Loan Term Length: 18
 Property Condition: No Rehab
 Regulation Type: 10238 Multi Lender

Pledged 0%

Follow this offering

Loan amount (\$)	\$572,500
Estimated Closing Date	Sep 06, 2023
Investor Yield	13.50%
Min. Investment	\$57,250
IRA Eligible	Not defined

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

IRA Eligible: Not defined
Lien Position: 1st TD
Loan Type: Business Purpose Cash-Out
As Is Appraised Value: \$2,290,000
Loan Amount: \$572,500
LTV on As Is Appraised Value: 25.00%
Net LTV on As Is Appraised Value: 21.25%
Fractional Interests (10): \$57,250
Lender Rate: 13.50%
Monthly Payment to Lender: \$6,440.63
Loan Term: Interest Only / 18 Months
Gross Protective Equity over Appraised Value: \$1,717,500
Guaranteed Interest: 6 Months
Prepaid Interest: 12 Months
Borrower Credit: 717 and 619
Exit Strategy: Sale of Land Parcels After Division

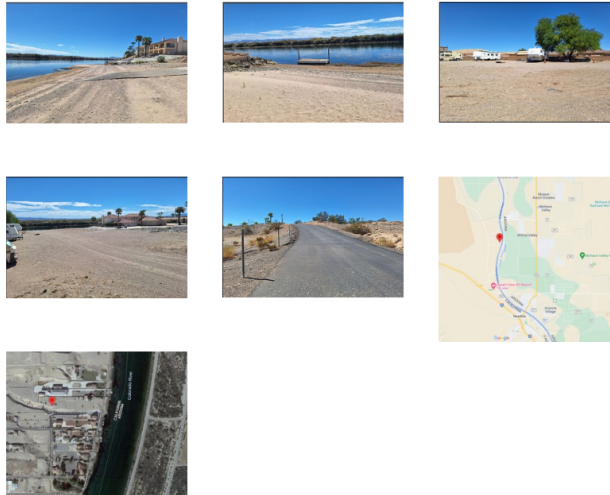
Property Overview

Property Highlights

Property Type: Vacant Land - R-A, Residential
As Is Appraised Value: \$2,290,000
Total Acres / SF: 6.00 acres
Price Per Acre: \$381,667
Occupancy: Non-Owner Occupied
County: San Bernardino County
Zoning: R-A, Residential
Original Purchase Price: 0660-251-32 - \$500,000 in 2004
Original Purchase Price: APN: 0660-251-82 - \$50,000 in 2015
APN: 0660-251-82 and 0660-251-32



Photos



Documents

- [Fernez_-_Appraisal__2_290_000_AS_IS.pdf](#) (application/pdf, 13197773KB)
- [Fernez_-_Preliminary_Report_\(1\).pdf](#) (application/pdf, 390063KB)
- [Fernez_-_Property_Profile_0660-251-32.pdf](#) (application/pdf, 720013KB)

Investor Questions

Write your question here ...

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