

\$170,000 2nd TD @11.00%, 65.90% CLTV, 65.75% Net CLTV, SFR, Bus. Purpose Cash-Out, NOO, 24 Month Term, 6 Mos. Guar. Int., 3 Mos. Prepaid Int., \$42,500 Min. Inv., Corona Del Mar, CA

Corona Del Mar, CA, 92625



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Overview

767 and 786 credit score borrowers are seeking a \$170,000 business purpose 2nd Trust Deed loan on this non-owner-occupied single-family residence in Corona Del Mar, Orange County, CA. The loan proceeds will be used to make some upgrades to the property.

The borrower's 1st mortgage is with 5th Street Capital and has a principal balance of \$2,466,199 with a fixed interest rate of 4.50%, and an interest-only payment of \$9,248.25/month.

The subject property is a 2,513 SF contemporary-styled single-family residence in the sought-after terraces neighborhood in Corona Del Mar. The property sits on a 6,660 SF lot. Just behind the property is a city park. The home features 7 total rooms including 3 bedrooms and 3 bathrooms. The property features a nice large open floor plan and has spectacular ocean views and view of the nearby harbor. The property is just minutes from Fashion Island, several restaurants, schools, shopping medical facilities, golf courses, and entertainment venues. The property is currently vacant. The Borrower intends to make some improvements to the property and then will continue to rent out the property. Potential rental income for comparable properties is \$13,000/mo.

This is a 54.35% CLTV and 54.23% Net CLTV on a recent Appraised Value of \$4,850,000 with 6 months Guaranteed Interest and 3 months Prepaid Interest, yielding an 11.00% annualized return. The minimum investment is \$42,500 or 50.00%.

What we like about this Trust Deed opportunity:

- Orange County location
- 767 and 786 business owners
- Low 65.90% CLTV, 65.75% Net CLTV
- 11.00% Lender Rate
- 3 months Prepaid Interest
- 6 months Guaranteed Interest

Possible concerns:

- Borrower would like to close quickly

Management

President and Founder, Mortgage Vintage, Inc. and CrowdTrustDeedMortgage 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, Inc. 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: 11.00%
- Minimum Raise Amount: \$170,000
- Minimum Investment Amount: \$42,500
- Loan amount (\$): \$170,000
- Lien position: 2 TD
- Borrower Credit Score: 767.0
- LTV/CLTV: 54.35%
- Deal Type: Cash Out
- Loan Term Length: 24

Pledged 0%

Follow this offering

Loan amount (\$)	\$170,000
Estimated Closing Date	Nov 10, 2023
Investor Yield	11.00%
Min. Investment	\$42,500
IRA Eligible	Yes

Investors

Name	Amount
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Contact Sponsors

Sandy MacDougall CTD

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

Even Term Length: 27
Property Condition: Minor Rehab
Regulation Type: 10238 Multi Lender
IRA Eligible: Yes
Loan Type: Business Purpose Cash-Out
Lien Position: 2nd
Appraised Valuation: \$4,000,000
Existing 1st TD: \$2,466,000
New 2nd TD Loan Amount: \$170,000
Combined Loan Amount: \$2,636,000
Gross Protected Equity: \$1,364,000
CLTV: 65.90%
Net CLTV: 65.75%
Occupancy: Non Owner Occupied
Rate to Investor: 11.00%
Fractional Interest (4): \$42,500
Monthly Payment to Investor: \$1,558.33
Amort./Term: Interest Only / 24 mos.
Guaranteed Interest: 6 Months
Prepaid Interest: 3 Months
Credit Score: 767 / 786
Exit Strategy: Refinance

Property Overview

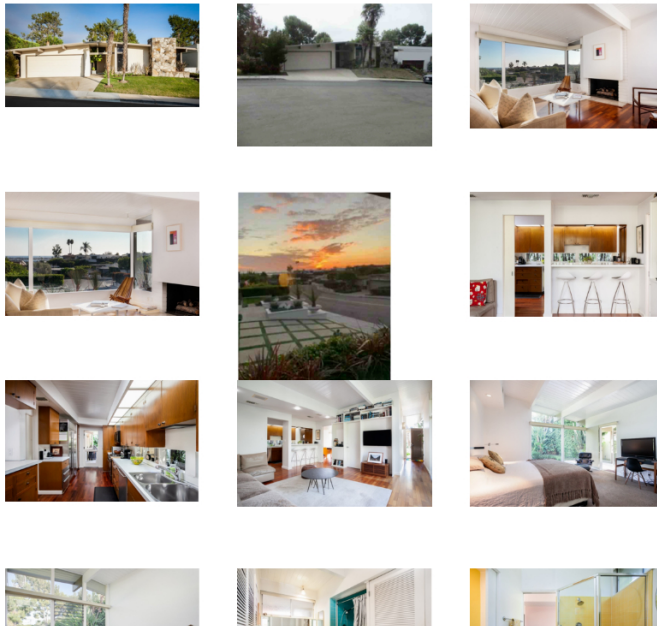
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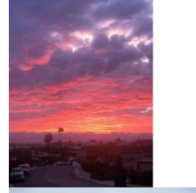
Property Highlights

Property Type: Single Family Residence
Appraised Value: \$4,000,000
Property Living SF: 2,513
Appraised Value SF: \$1,929.96
Lot Size: .15 acres (6,660 s.f.)
Bedrooms: 3
Bathrooms: 3
Garage: 2 Car attached
Year Built: 1956
Exterior: Stucco / Wood
County: Orange
Occupancy: Non Owner Occupied
Zoning: Residential Single Family



Photos





Documents

[Jones_-_4_850_000_-_Appraisal_8-18-2023.pdf](#) (application/pdf, 3509909KB)

[Jones_-_Preliminary_Report.pdf](#) (application/pdf, 342111KB)

[Jones_-_Property_Profile.pdf](#) (application/pdf, 3754204KB)

[Jones_-_Value_-_REDFIN_4_429_403_.pdf](#) (application/pdf, 3609907KB)

[Jones_-_Value_-_ZILLOW_4_472_400_.pdf](#) (application/pdf, 8202833KB)

Investor Questions

Write your question here ...

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