

\$175,000 2nd TD @ 13.00%, SFR, 57.47% CLTV, 53.16% Net CLTV, Cash-Out, OO, 24 Month Term, 6 Mos. Guar. Int., 6 Mos. Prepaid Int., \$43,750 Min. Inv., Woodland Hills, Los Angeles County, CA

Woodland Hills, CA, 91364



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Overview

775 FICO borrower is seeking a \$175K 2nd Trust Deed business purpose cash out loan on this owner occupied SFR investment property in Woodland Hills, near the "Top of Topanga Overlook" in Los Angeles County, CA. The funds from this loan will be invested into expanding the borrower's chiropractic business located in Burbank, CA.

The borrower's 1st mortgage has a principal balance of \$598,000 with a fixed interest rate of 2.00%, maturing September 1, 2037, and a P&I payment of \$5,025.54/mo. The first lender impounds for taxes and insurance.

The subject property is a contemporary style, one story, SFR in good condition featuring 1,947 SF total living space with a total of 6 rooms, 3 Bedroom / 2 Bathrooms and an attached 2-car garage sitting on a .26 acres lot. The subject property is very well located near many parks such as Calabasas Park and "Top of Topanga Overlook", local schools, shopping centers. The subject property is near the 101 FWY.

This is a 57.47% CLTV and 53.16% Net CLTV on a recent BPO Value of \$1,345,000 with 6 months Guaranteed Interest and 6 months Prepaid Interest, yielding a 13.00% annualized return. Minimum investment is \$43,750 or 25.00%.

What we like about this Trust Deed opportunity:

- 775 FICO Borrower and Chiropractic Business Owner
- Good condition SFR suburban neighborhood
- 57.47% CLTV and 53.16% Net CLTV
- 6 months Prepaid Interest
- 6 months Guaranteed Interest

Possible concerns:

- Borrower need to close as soon as possible

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



Ms. Nicole Smith

Financial

Offering Type : Debt
 Investor Yield: 13.00%
 Minimum Raise Amount: \$175,000
 Minimum Investment Amount: \$43,750
 Loan amount (\$): \$175,000
 Lien position: 2 TD
 Borrower Credit Score: 775.0
 LTV/CLTV: 57.47%
 Deal Type: Cash Out
 Loan Term Length: 24
 Property Condition: No Rehab
 Regulation Type: 10238 Multi Lender
 IRA Eligible: Yes
 Loan Type: Business Purpose Cash-Out
 Property Type: SFR
 BPO Valuation: \$1,345,000
 Existing 1st TD: \$598,000
 Loan Amount: \$175,000
 Combined Loan Amount: \$773,000
 Lien Position: 2nd
 CLTV: 57.47%
 Net CLTV: 53.16%

Pledged 0%

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Loan amount (\$)	\$175,000
Estimated Closing Date	Nov 01, 2023
Investor Yield	13.00%
Min. Investment	\$43,750
IRA Eligible	Yes

Investors

Name	Amount
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Contact Sponsors



Nicole Smith

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[Email Nicole](#)
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Sandy MacDougall

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Occupancy: Owner Occupied
Rate to Investor: 13.00%
Fractional Interest (4): \$43,750
Monthly Payment to Investor: \$1,895.83
Amort./Term: Interest Only / 24 mos.
Gross Protected Equity: \$572,000
Net Protected Equity: \$629,936
Guaranteed Interest: 6 Months
Prepaid Interest: 6 Months
Credit Score: 775
Exit Strategy: Business Proceeds or Refinance

Property Overview

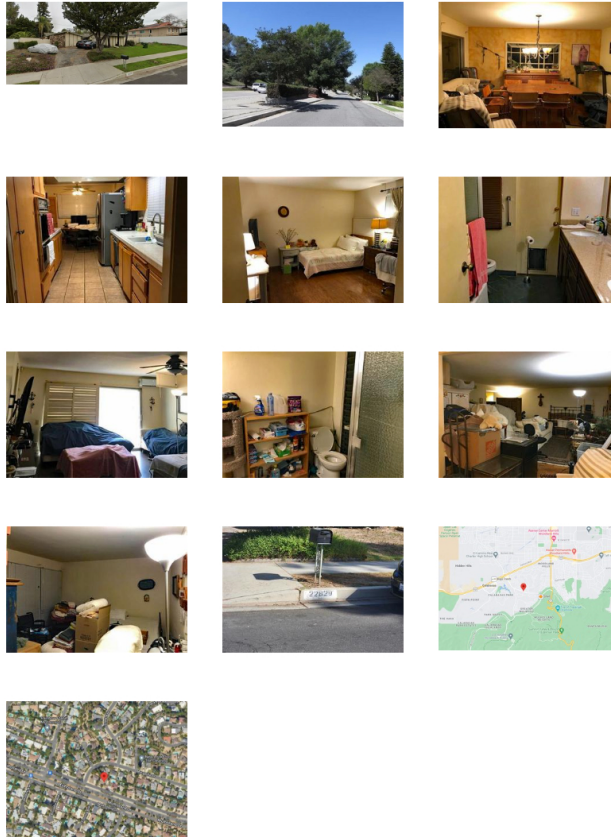
See above description

Property Highlights

Property Type: SFR
BPO Value: \$1,345,000
Property Living SF: 1,947
BPO Value SF: \$690.81
Bedrooms: 3
Bathrooms: 2
Year Built: 1964
Exterior: Stucco / Wood
County: Los Angeles
Occupancy: Owner Occupied
Zoning: SFR



Photos



Documents

[Lopez_-_1_345_000_BPO.pdf \(application/pdf, 886773KB\)](#)

[Lopez_-_Preliminary_Report.pdf \(application/pdf, 315548KB\)](#)

[Lopez_-_Property_Profile.pdf \(application/pdf, 1177040KB\)](#)

Investor Questions

Write your question here ...

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