

\$325,000 1st TD @ 12.00%, SFR, 48.15% LTV, 18.97% Net LTV, NOO, C/O, Remodel, Funds Control, 12 Mos. Term, 6 Mos. Guar. Int., 6 Mos. Prepaid, \$40,625 Min. Inv., Perris, Riverside County, CA 92570
 23485 Marshall Street Perris CA 92570



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Overview

763 and 729 borrowers/realtor are seeking a 1st TD business purpose cash out loan to remodel this "free and clear", non-owner-occupied investment SFR property in Perris, Riverside County, CA. Funds will be placed into Funds Control to fully remodel this SFR; project managed by a licensed General Contractor. Exit strategy: conventional refinance once complete.

The subject property is a single story, ranch style, SFR with 1,692 SF living space, 7 total rooms, 3 Bedroom, 2 Bath, featuring a patio, fireplace and sits on a 2.27 acres lot. The property upon completion will be fully remodeled interior and exterior, including a new roof and electrical (with permits). The subject property is surrounded by similar ranch style SFRs, many local restaurants and shopping. The subject property is located west of the 215 FWY and north of the 74 HWY.

This loan is a 48.15% LTV and 18.97% Net LTV with Funds Control on a recent after remodeled appraised value of \$675,000. As is Value without any remodel \$598K on Trulia and \$548K on Redfin. Loan structure features 6 months' guaranteed interest, 6 months' prepaid interest and 12.00% annualized investor return. Minimum investment is \$40,625.

What we like about this Trust Deed opportunity:

- 763 and 729 borrowers with real estate experience (realtor)
- SFR Investment Property
- 48.15% LTV And 18.97% Net LTV with Funds Control for Remodel
- 12.00% Investor Rate
- 6 months Guaranteed Interest
- 6 months Prepaid Interest
- 12 Month Loan Term

Possible concerns:

- Borrower would like to close as soon 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: 12.00%
 Minimum Raise Amount: \$325,000
 Minimum Investment Amount: \$40,625
 Loan amount (\$): \$325,000
 Lien position: 1 TD
 Borrower Credit Score: 763.0
 LTV/CLTV: 48.15%
 Deal Type: Cash Out
 Loan Term Length: 12
 Property Condition: Minor Rehab
 Regulation Type: 10238 Multi Lender
 IRA Eligible: Yes
 Lien Position: 1st TD
 Loan Type: Business Purpose Cash Out / Funds Control
 Loan Amount: \$325,000
 LTV Appraised Remodeled Value : 48.15%
 Net LTV Appraised Remodeled Value w/ Funds Control: 18.97%
 Fractional Interests (\$): \$40,625
 Lender Rate: 12.00%

Pledged 0%

Follow this offering

Loan amount (\$)	\$325,000
Estimated Closing Date	Oct 10, 2023
Investor Yield	12.00%
Min. Investment	\$40,625
IRA Eligible	Yes

Investors

Name	Amount
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Contact Sponsors



Sandy MacDougall CTD

Send Message
 Email Sandy
 (949) 632-6145



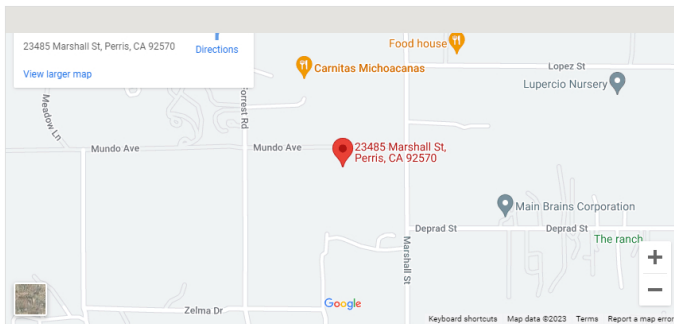
Nicole Smith

Send Message
 Email Nicole
 (949) 637-2977

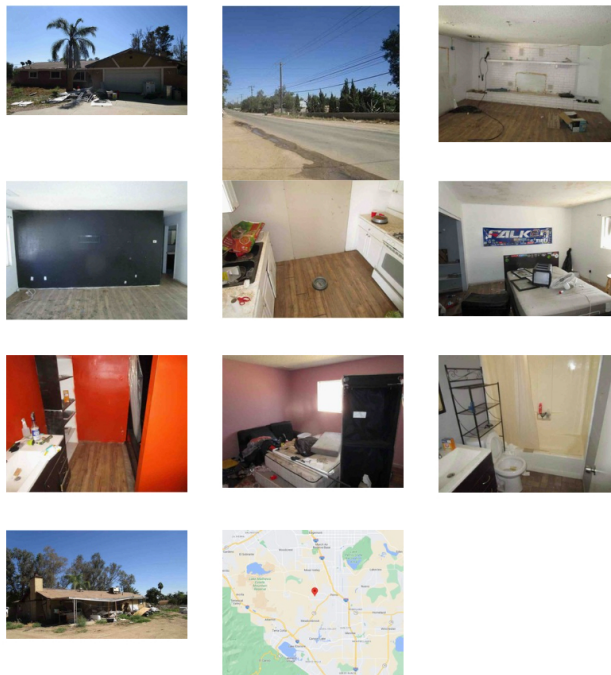
Monthly Payment to Lender: \$3,250
Amortization/Term: Interest Only / 12 Mos.
Gross Protective Equity Appraised Remodel Value: \$350,000
Guaranteed Interest: 6 Months
Borrower Credit: 763 and 729
Exit Strategy: Conventional Refinance Once Remodel Complete

Property Highlights

Property Type: Single Family Residence
Appraised After Remodel Value: \$675,000
SFR SF: 1,692
Appraised After Remodel Value/SF: \$398.94
Lot Size: 2.27 acres
Bedrooms: 3
Bathrooms: 2
Stories: 1
Garage: 2 car attached
Exterior Wall: Wood & Stucco
Year Built: 1980
Style: Ranch
Occupancy: Non Owner Occ.
County: Riverside
Zoning: Residential
APN: 325-080-039



Photos



Documents

- [Tatum_-_675_000_-_Appraisal.pdf](#) (application/pdf, 4798133KB)
- [Tatum_-_Preliminary_Report.pdf](#) (application/pdf, 285918KB)
- [Tatum_-_Property_Profile.pdf](#) (application/pdf, 279031KB)
- [Tatum_-_Value_-_TRULIA__596_000_.pdf](#) (application/pdf, 2023067KB)
- [Tatum_-_Value_-_REDFIN__550_572_.pdf](#) (application/pdf, 2333828KB)

Investor Questions

Write your question here ...

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