

\$430,000 1st TD @ 8.50%, SFR + Condo, 25.39% LTV, 24.74% Net LTV, Blanket, Bus. Purpose Cash-Out, NOO, 18 Month Term, 5 Mos. Guar. Int., 3 Mos. Prepaid Int., \$43,000 Min. Inv., Costa Mesa, Orange County and Palm Desert, Riverside County, CA

345 University Drive and 38688 Nasturtium Costa Mesa CA 92627



[Overview](#) | [Management](#) | [Financial](#) | [Property](#) | [Map](#) | [Photos](#) | [Documents](#) | [Questions](#)

Overview

752 FICO, repeat Mortgage Vintage Inc. through "CrowdTrustDeed" borrower, very successful Southern California realtor and real estate investor is seeking a 1st TD blanket cash out loan on these two "Free and Clear" non-owner occupied SFR + Condo investment properties. The Condo is in Costa Mesa, Orange County, CA and the SFR is located in the Palm Valley Country Club, Palm Desert, Riverside County, CA. Use of funds is down payment on acquisition of new rental investment property.

The Costa Mesa subject property is a two story, townhouse style Condo with a total of 6 rooms: 3 bedroom / 2.5 bath with 1,348 SF of living area. The Condo features a nice outdoor patio, side yard, 2 car attached garage and backs up to a community pool. The Condo is very well located by the Newport Back Bay, close to schools, shopping, entertainment, John Wayne Airport and near the 405 + 55 FWY. The property is fully occupied, earning \$3,000 per month.

The Palm Valley Country Club subject property is a single story, traditional-style SFR on the golf course with a total of 5 rooms: 3 bedroom / 3.5 bath with 2,125 SF of living area. The SFR sits on a .04 acres lot. The property is well located off the 10 FWY, surrounded by similar SFRs, other golf clubs and close to schools, shopping and entertainment. The property is rented via VRBO and has earned \$31K this year vacation rental activity.

This loan is 25.39% LTV and 24.74% Net LTV on the combined BPO value of \$1,695,000. Costa Mesa new BPO property value is \$800,000 and Palm Desert new BPO property value is \$895,000. This loan structure features 5 months' guaranteed interest, 3 months' prepaid interest and an 8.50% annualized return. Minimum investment is \$43,000. Exit strategy: sale of other property.

What we like about this Trust Deed opportunity:

- 752 FICO repeat Mortgage Vintage through "CrowdTrustDeed" Borrower
- Very successful Southern California Realtor
- Two rental properties in good locations
- Both rental properties income producing
- Low 25.39 LTV and 24.74% Net LTV
- 8.50% Annualized Return
- 5 Months Guaranteed Interest
- 3 Months Prepaid Interest
- \$1,265,000 Gross Investor Equity Protection

Possible concerns:

- Borrower need to close as soon as possible

Management

President and Founder, Mortgage Vintage, Inc. and CrowdTrustDeed 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: 8.50%
- Minimum Raise Amount: \$430,000
- Minimum Investment Amount: \$43,000
- Loan amount (\$): \$430,000
- Lien position: 1 TD
- Borrower Credit Score: 752.0
- LTV/CLTV: 25.39%
- Deal Type: Cash Out
- Loan Term Length: 18

Pledged 0%

Follow this offering

Loan amount (\$)	\$430,000
Estimated Closing Date	Oct 16, 2023
Investor Yield	8.50%
Min. Investment	\$43,000
IRA Eligible	Yes

Investors

Name	Amount
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Contact Sponsors



Nicole Smith
[Send Message](#)
 Email Nicole
 (949) 637-2977



Sandy MacDougall
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 Email Sandy
 (949) 632-6145

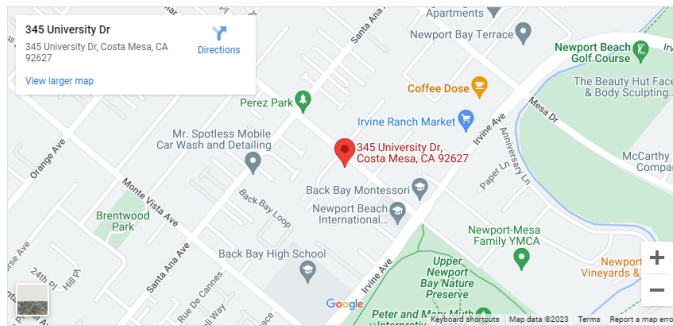
Property Condition: No Rehab
Regulation Type: 10238 Multi Lender
IRA Eligible: Yes
Loan Type: Business Purpose Cash-Out
Property Type: SFR + Condo
BPO Valuation: \$800K (SFR) and \$895K (Condo)
Loan Amount: \$430,000
Lien Position: 1st
LTV: 25.39%
Net LTV: 24.74%
Occupancy: Non-Owner Occupied
Rate to Investor: 8.50%
Fractional Interest (10): \$43,000
Monthly Payment to Investor: 3,045.83
Amort./Term: Interest Only / 18 mos.
Combined Gross Protected Equity: \$1,265,000
Guaranteed Interest: 5 Months
Prepaid Interest: 3 Months
Credit Score: 752
Exit Strategy: Sale of Other Property

Property Overview

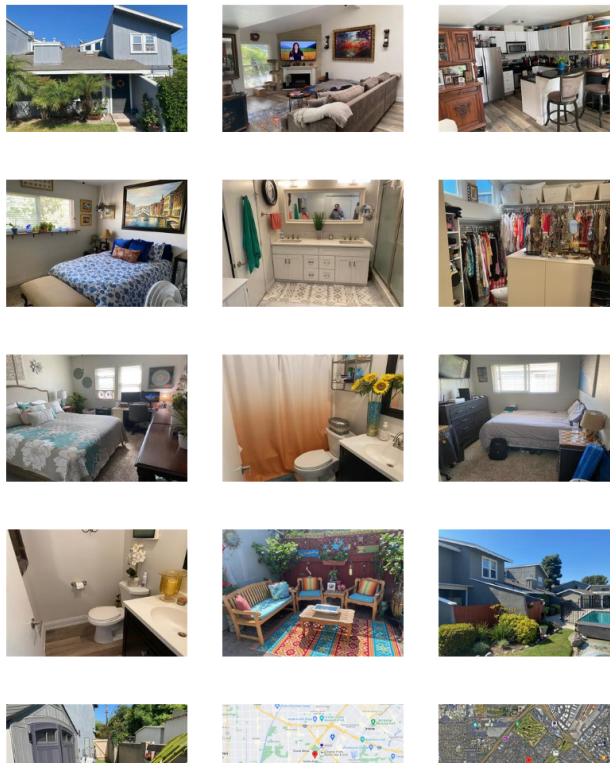
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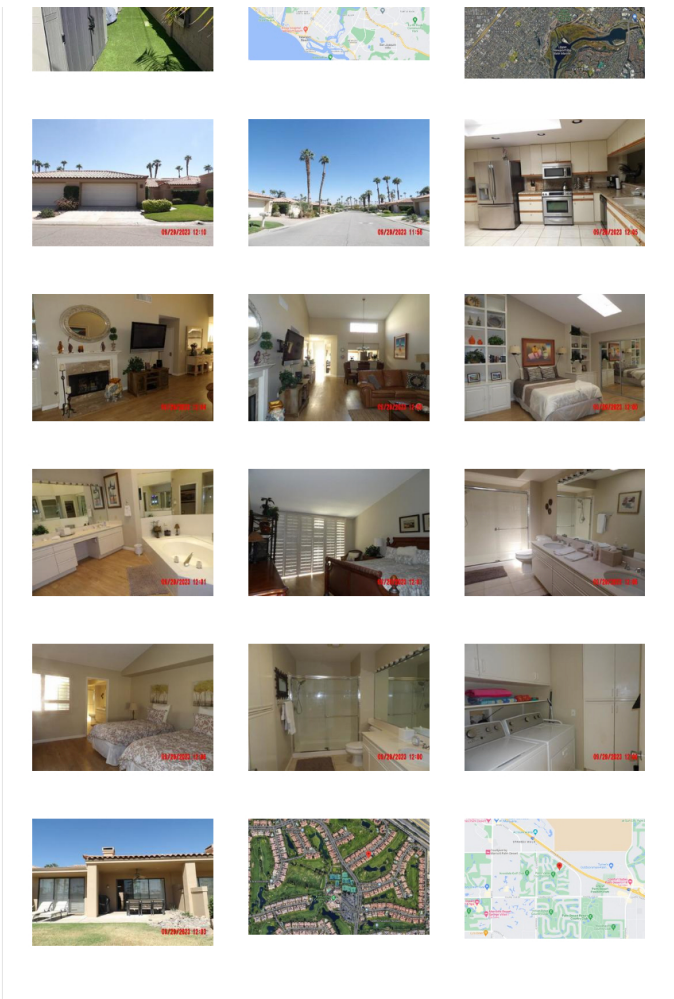
Property Highlights

Property Type: SFR and Condo
BPO Value: \$800K (SFR) and \$895K (Condo)
Property Living SF: 2,125 SF (SFR) and 1,348 SF (Condo)
BPO Value by SF: \$376.47 (SFR) and \$663.95 (Condo)
Bedrooms: 3 (SFR) and 3 (Condo)
Bathrooms: 3 (SFR) and 2.5 (Condo)
Year Built: 1989 (SFR) and 1974 (Condo)
Exterior: Stucco / Wood
County: Orange (Condo) and Riverside (SFR)
Occupancy: Non-Owner Occupied
Zoning: Residential 2 - 4 (Condo) and SFR



Photos





- Documents**
- [Canaday_-_895_000_BPO_-_345_University_Dr__23.pdf](#) (application/pdf, 1091764KB)
 - [Canaday_-_800_000_BPO_-_38688_Nasturtium_Way.pdf](#) (application/pdf, 885267KB)
 - [Canaday_-_Preliminary_Report_-_345_University_Ave.pdf](#) (application/pdf, 397769KB)
 - [Canaday_-_Preliminary_Report_-_38688_Nasturtium_Way.pdf](#) (application/pdf, 253056KB)
 - [Canaday_-_Property_Profile_-_345_University_Ave.pdf](#) (application/pdf, 314174KB)
 - [Canaday_-_Property_Profile_-_38688_Nasturtium.pdf](#) (application/pdf, 801910KB)

Investor Questions

Write your question here ...

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