

Updated 11-2-23: \$603,850 1st TD @ 11.00%, 65.00% LTV, 63.05% Net LTV, NOO, 2 SFRs, Rate and Term Refi, 18 Mos. Term, 6 Mos. Guar. Int., 3 Mos. Prepaid, \$60,385 Min. Inv., Indio, CA 92203

Indio, CA, 92203



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### Overview

Successful real investor is seeking a 1st TD business purpose rate and term refinance loan on these two non-owner occupied rental properties in Indio, Riverside County, CA. Funds from our loan will be used to pay off a maturing current 1st TD.

The subject property consists of two SFRs with 4,053 SF of rentable living space sitting on a 2.56 acre lot. The two homes have a total of 7 rooms, 5 BED / 2 BA. Both SFRs are fully occupied. One home earns \$4,200 mo./rent and the other SFR earns \$2,325 mo./rent. The subject property has 2 car detached garage. The properties are well-located north-west of the 10 FWY, near popular Coachella Valley and is centrally located close to several golf courses, resorts, schools, shopping, and transportation. Exit strategy from our loan is a conventional refinance.

This loan is 65.00% LTV and 63.05% on Net LTV on recent BPO value of \$929,000. Loan structure features 6 months of guaranteed interest and 3 months of prepaid interest, yielding a 11.00% annualized return. Minimum investment is \$60,385 or 10%. Exit strategy from our loan is a conventional refinance.

What we like about this Trust Deed opportunity:

- Fully Occupied 2 SFRs
- 65.00% LTV and 63.05% Net LTV
- 6 months guaranteed interest
- 3 months prepaid interest
- Current total monthly rental income: \$6,525
- FICO score 636
- Current successful Mortgage Vintage borrower

Possible concerns:

- Borrowers 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

### Financial

Offering Type : Debt  
Investor Yield: 11.00%  
Minimum Raise Amount: \$603,850  
Minimum Investment Amount: \$60,385  
Loan amount (\$): \$603,850  
Lien position: 1 TD  
Borrower Credit Score: 639.0  
LTV/CLTV: 65.0%  
Deal Type: Cash-Out Refinance  
Loan Term Length: 18  
Property Condition: No Rehab  
Regulation Type: 10238 Multi Lender  
IRA Eligible: Yes  
Lien Position: 1st TD  
Loan Type: Business Purpose Cash-Out Refi  
Loan Amount: \$603,850  
LTV on BPO Value: 65.00% and Net LTV 63.05%  
Fractional Interests (10): \$60,385 or 10.00%  
Lender Rate: 11.00%  
Monthly Payment to Lender: \$5,535.29  
Amortization/Term: Interest Only / 18 Mos  
Gross Protective Equity over BPO Value: \$325,150

Pledged 60%

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Estimated Closing Date	Nov 08, 2023
Investor Yield	11.00%
Min. Investment	\$60,385
IRA Eligible	Yes

### Investors

Name	Amount
Sandy MacDougall	\$60,385
DAVID SOMOYA	\$181,155
Felix Veski	\$60,385
Maria Heropoulos	\$60,385

### Contact Sponsors



Sandy MacDougall  
CTD

[Send Message](#)

[Email Sandy](#)

[\(949\) 632-6145](#)

Guaranteed Interest: 6 Months  
Prepaid Interest : 3 months  
Rental Income: \$6525.00  
Borrower Credit: 639  
Exit Strategy: Conventional Refinance

## Property Overview

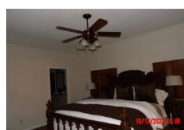
Please see overview above.

## Property Highlights

Property Type: Manufactured Homes on Permanent Foundations  
BPO Value: \$929,000  
2 homes Rentable SF: 4,053  
BPO Value/SF: \$229.21  
Lot Siz: 2.56 Acres  
Total Rooms: 7  
Bedrooms: 5  
Bathrooms: 2  
Stories: 1  
Garage: 2 car detached  
Exterior Wall: Stucco  
Year Built: 2005  
Architectural Style: Ranch  
Occupancy: Non-owner Occ.  
County: Riverside County  
Zoning: Residential



## Photos





#### Documents

- [Ramos\\_-\\_929\\_000\\_-\\_BPO\\_-\\_10-20-23.pdf](#) ( application/pdf, 1004233KB)
- [Ramos\\_-\\_PreliminaryReport.pdf](#) ( application/pdf, 287593KB)
- [Ramos\\_-\\_Property\\_Profile.pdf](#) ( application/pdf, 5280576KB)
- [Ramos\\_-\\_Value\\_-\\_REDFIN\\_\\_682\\_900\\_.pdf](#) ( application/pdf, 3553194KB)
- [Ramos\\_-\\_Value\\_-\\_ZILLOW\\_\\_743\\_200\\_.pdf](#) ( application/pdf, 5328837KB)

#### Investor Questions

Write your question here ...

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#### Covering California

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