

**\$604,500 1st TD @ 12.00%, 63.63% LTV on Purchase Price, 65.00% on Appraised Value, Purchase, OO, Commercial, 12 Mos. Term, 6 Mos. Guar. Int., \$60,450 Min. Inv., North Hollywood, CA**

North Hollywood, CA, 91601



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

### Overview

Successful business owner is seeking a 1<sup>st</sup> Trust Deed to purchase this owner-occupied, commercial property in North Hollywood, Los Angeles, CA. In addition to our loan, borrower is bringing in \$374,000 "skin in the game" cash to close towards purchase. Investor Equity Protection on this new loan is \$325,500.

The subject property in a 2-unit commercial building in a popular area of North Hollywood. After he completely rehabs the property, the borrower intends operate his wholesales jewelry casting and manufacturing business in one unit and rent out the other unit. There is already a new tenant lined up. The borrower has been in the jewelry business for many years and this will be his new headquarters.

The subject property consists of 1,325 SF and sits on a 2,624 SF lot. It is located on the busy street of Cahuenga Blvd. in North Hollywood. The site is 'basically rectangular' in shape and fully level at street grade. The subject property is comprised of one freestanding building with two suites originally constructed in 1947. The improvements have since been renovated and are located along Cahuenga Boulevard with good access and visibility. Each of the subject suites offer a storefront retail area a restroom a front and rear entrance and HVAC. On site parking consists of 5 marked asphalt paved spaces. The subject is zoned CR, Commercial. According to a zoning official with the City of North Hollywood Planning Department, the district is considered flexible and allows for uses such as office, retail, as well as mixed use properties.

This loan is 63.63% LTV on the Purchase Price of \$950,000 and 65.00% on the new appraisal of \$930,000. Loan structure features 6 months Guaranteed Interest and 12.00% annualized return. The minimum investment is \$60,450.

What we like about this Trust Deed opportunity:

- Successful and experienced business owner
- \$374,000 current "Skin in the Game" plus personal funds being used for full rehab
- \$325,500 in Gross Investor Equity Protection
- 12.00% Annualized Return
- 63.63% LTV on Purchase Price
- 65.00% LTV on Newly Appraised Value
- 6 months Guaranteed Interest
- Clean Environmental Pre-Screen

Possible concerns:

- Borrower needs to close as soon as possible for purchase transaction

### 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**



**Mr. Michael Veal**

### Financial

Offering Type : Debt  
 Investor Yield: 12.00%  
 Minimum Raise Amount: \$604,500  
 Minimum Investment Amount: \$60,450  
 Loan amount (\$): \$604,500  
 Lien position: 1 TD  
 Borrower Credit Score: 573.0  
 LTV/CLTV: 65.0%  
 Deal Type: Purchase  
 Loan Term Length: 12  
 Property Condition: Major Rehab  
 Regulation Type: Not specified  
 IRA Eligible: Not defined  
 Lien Position: 1st TD  
 Loan Type: Purchase

Pledged 0%

Follow this offering

Loan amount (\$)	\$604,500
Estimated Closing Date	Nov 03, 2023
Investor Yield	12.00%
Min. Investment	\$60,450
IRA Eligible	Not defined

### Investors

Name	Amount
------	--------

Contact Sponsors



**Sandy MacDougall CTD**

Send Message  
 Email Sandy  
 (949) 632-6145



**Michael Veal**

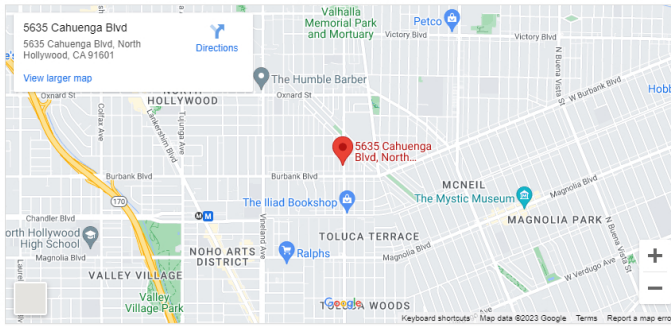
Send Message  
 Email Michael  
 (323) 797-0001

Loan Type: Purchase

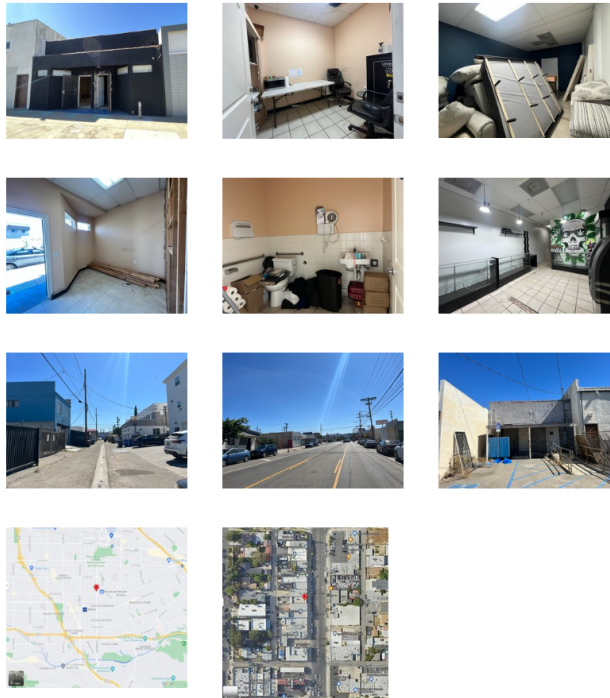
Loan Amount: \$604,500  
LTV on Purchase Price: 63.63%  
LTV on Appraised Value: 65.00%  
Fractional Interests (25): \$60,450  
Lender Rate: 12.00%  
Monthly Payment to Lender: \$6,800.63  
Amortization/Term: Interest Only / 12 Months  
Gross Protective Equity over Purchase Price: \$325,500  
Guaranteed Interest: 6 Months  
Borrower Credit: 573  
Exit Strategy: Commercial Loan

Property Highlights

Property Type: Commercial Building  
Purchase Price: \$950,000  
Appraised Value: \$930,000  
Building SF: 1,325  
Appraised Value/SF: \$701.89  
Total Site Size: 2,624 SF (0.06 acres)  
Environmental: Low - No further action required  
Stories: 1  
Foundation: Concrete slab  
Year Built: 1947  
Parking: 5 Spaces  
Occupancy: Owner Occ. plus Tenant  
County: Los Angeles  
Zoning: CR, Commercial  
APN: 2415-023-015



Photos



Documents

- [Tarjumanyan\\_-\\_Appraisal\\_-\\_930\\_000.pdf](#) ( application/pdf, 1710992KB)
- [Tarjumanyan\\_-\\_Preliminary\\_Report\\_-\\_Updated.pdf](#) ( application/pdf, 407344KB)
- [Tarjumanyan\\_-\\_Property\\_Profile.pdf](#) ( application/pdf, 561069KB)
- [Tarjumanyan\\_-\\_EnviroPreScreen\\_Report\\_-\\_Low.pdf](#) ( application/pdf, 2266066KB)
- [Tarjumanyan\\_-\\_Credit\\_-\\_Letter\\_of\\_Explanation.pdf](#) ( application/pdf, 59964KB)
- [Tarjumanyan\\_-\\_Handwritten\\_Bus\\_Purpose\\_Letter.pdf](#) ( application/pdf, 73121KB)

Write your question here ...

Submit

#### Covering California

260 Newport Center Dr. Suite #404  
Newport Beach, CA 92660

#### Contact Us

(949) 438-0591  
info@crowdtrustdeed.com

#### Follow

