

\$75,000 2nd @ 12.00%, SFR, NOO, 59.69% CLTV, 55.14% Net CLTV, Cash-Out, 24 Month Term, 6 Mos. Guar. Int., 6 Mos. Prepaid Int., \$75,000 Min. Inv., Palmdale, Los Angeles, CA
 Palmdale, CA, 93551



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

Overview

Borrower is seeking a small \$75K 2nd Trust Deed business purpose cash out loan on this non-owner occupied SFR investment property in Palmdale, Los Angeles, CA. The SFR is currently listed for sale. Funds from this loan will be used on modernized fixtures and landscaping to draw in higher purchase offers. Exit Strategy: Sale of Property. This loan features 6 months guaranteed interest payments to investor.

The borrower's 1st mortgage is an FHA PennyMac with a principal balance of \$313,000 with a fixed interest rate of 4.50%, maturing March 1, 2049, and a P&I payment of \$2,712.88/mo. The first lender impounds for taxes and insurance.

The subject property is a traditional styled SFR in good condition on a quiet, suburban cul-de-sac featuring 3,708 SF total living space with 3 Bedroom / 3 BA, large bonus room and an attached 2-car garage. The subject property sits on .54 acres lot in a new tract home development called the "Ana Verde Community". The subject property is very well located near many parks, local schools, shopping centers. Palmdale is a suburban community, on the northern tip of Los Angeles County, off the 114 HWY and south of Lancaster.

This is a 59.69% CLTV and 55.14% Net CLTV on a recent BPO Value of \$650,000 with 6 months Guaranteed Interest and 6 months Prepaid Interest, yielding a 12.00% annualized return. Minimum investment is \$75,000 or 100%.

What we like about this Trust Deed opportunity:

- SFR on quiet, clean suburban cul-de-sac
- 59.69% CLTV and 55.14% Net CLTV
- 12.00% Lender Rate
- 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: 12.00%
 Minimum Raise Amount: \$75,000
 Minimum Investment Amount: \$75,000
 Loan amount (\$): \$75,000
 Lien position: 2 TD
 Borrower Credit Score: 618.0
 LTV/CLTV: 59.69%
 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: \$650,000
 Existing 1st TD: \$313,000
 Loan Amount: \$75,000
 Combined Loan Amount: \$388,000
 Lien Position: 2nd

Pledged 0%

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Loan amount (\$)	\$75,000
Estimated Closing Date	Oct 18, 2023
Investor Yield	12.00%
Min. Investment	\$75,000
IRA Eligible	Yes

Investors

Name	Amount
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Contact Sponsors



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Sandy MacDougall
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CLTV: 59.69%
Net CLTV: 55.14%
Occupancy: Non-Owner Occupied
Rate to Investor: 12.00%
Fractional Interest (1): \$75,000
Monthly Payment to Investor: \$750
Amort./Term: Interest Only / 24 mos.
Gross Protected Equity: \$262,000
Guaranteed Interest: 6 Months
Prepaid Interest: 6 Months
Credit Score: 618
Exit Strategy: Sale of Property

Property Overview

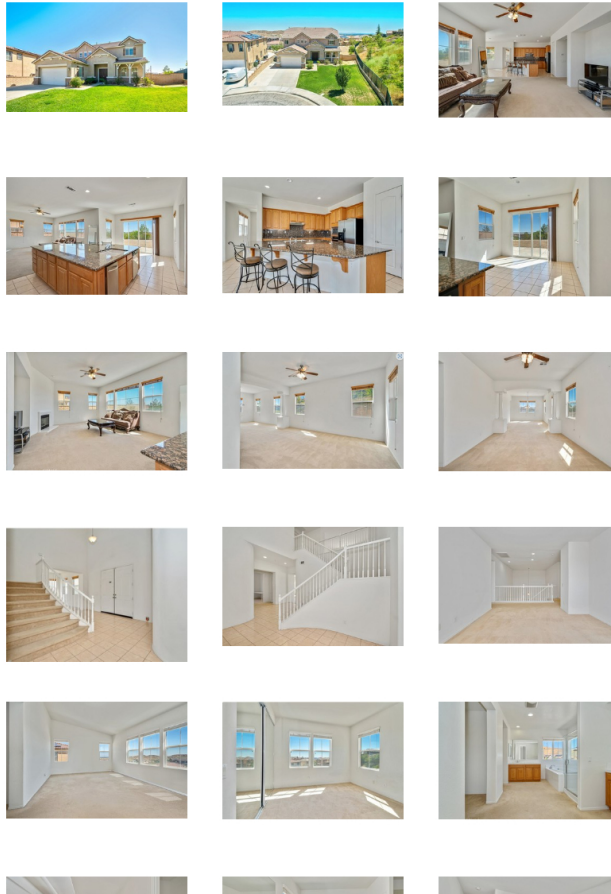
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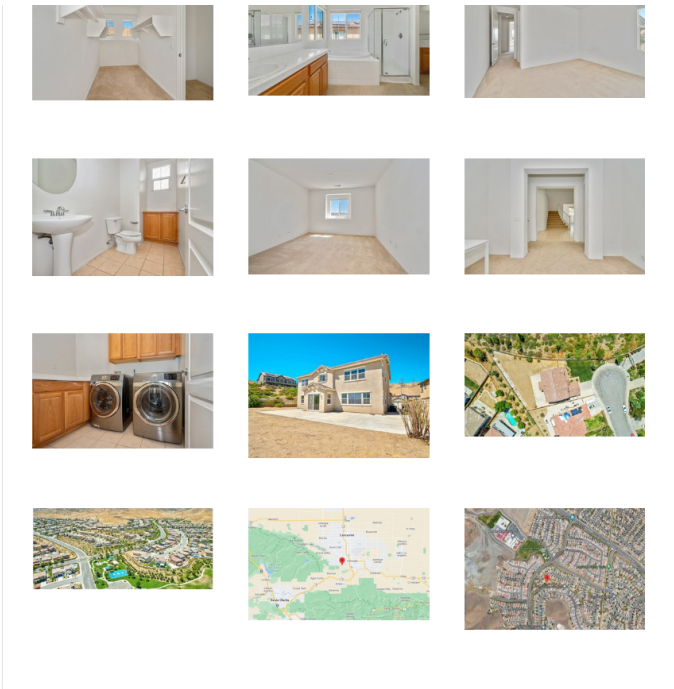
Property Highlights

Property Type: SFR
BPO Value: \$650,000
Property Living SF: 3,708
BPO Value SF: \$175.30
Bedrooms: 3
Bathrooms: 3
Year Built: 2006
Exterior: Stucco / Wood
County: Los Angeles
Occupancy: Non-Owner Occupied
Zoning: SFR



Photos





Documents
Majors_-_650_000_-_BPO.pdf (application/pdf, 863933KB)
Majors_-_Preliminary_Report.pdf (application/pdf, 313599KB)
Majors_-_Property_Profile.pdf (application/pdf, 882458KB)

Investor Questions

Write your question here ...

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