

\$365,000 2nd TD @ 12.50%, 60.00% CLTV, 59.69% Net CLTV, SFR, Bus. Purpose Cash-Out, OO, 24 Month Term, 6 Mos. Guar. Int., 3 Mos. Prepaid Int., \$36,500 Min. Inv., Los Angeles, CA

Los Angeles, CA, 90024



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Overview

792 and 702 FICO business owners are seeking a \$365,000 business purpose 2nd Trust Deed loan on this owner-occupied single-family residence in Los Angeles, Los Angeles County, CA. Loan proceeds will be used for Borrower's business, Powerfade Marketing, LLC (<https://powerfademarketing.com>). A Powerfade P&L for 2023 is in the CTD Due Diligence File and shows a company Net Income of \$405k.

The borrower's 1st mortgage is with Select Portfolio Servicing and has a principal balance of \$2,125,000 with a fixed rate of 4.250%, and a monthly interest-only payment of \$7,526.04.

The subject property is a 3,422 SF contemporary-styled single-family residence that sits on a 6,968 SF lot and abuts the Los Angeles Country Club. The home features 8 total rooms including 4 bedrooms and 3.5 bathrooms. The property is adjacent to the Wilshire Corridor and within a short distance to UCLA and Beverly Hills with their entertainment and shopping venues as well as accessible to beach communities.

This 2nd TD is a 60.00% CLTV on a recent BPO Value of \$4,150,000 with 6 months Guaranteed Interest and 3 months Prepaid Interest, yielding a 12.50% annualized return. Minimum investment is \$36,500 or 10.00%. Borrower and Co-Borrower will make the mortgage payments from their business income.

What we like about this Trust Deed opportunity:

- 792 and 702 FICO business owners
- 60.00% CLTV
- 12.50% Lender Rate
- 3 months Prepaid Interest
- 6 months Guaranteed Interest
- Prime West LA Location
- Remodeled and Conforming Single Family Residence

Possible concerns:

- Borrower would like to close quickly

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 CTD

Financial

Offering Type : Debt
 Investor Yield: 12.50%
 Minimum Raise Amount: \$365,000
 Minimum Investment Amount: \$36,500
 Loan amount (\$): \$365,000
 Lien position: 2 TD
 Borrower Credit Score: 792.0
 LTV/CLTV: 60.0%
 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: Single Family Residence
 BPO Valuation: \$4,150,000
 Existing 1st TD: \$2,125,000
 New 2nd TD Loan Amount: \$365,000
 Combined Loan Amount: \$2,490,000

Pledged 65%

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Estimated Closing Date	Nov 17, 2023
Investor Yield	12.50%
Min. Investment	\$36,500
IRA Eligible	Yes

Investors

Name	Amount
Sandy MacDougall	\$47,500
Sunil Malhotra	\$47,500
Alexander Alvy	\$47,500
John Warner	\$47,500
Someone	\$47,500

Contact Sponsors



Sandy MacDougall
 CTD
[Send Message](#)
 Email Sandy
[\(949\) 632-6145](#)

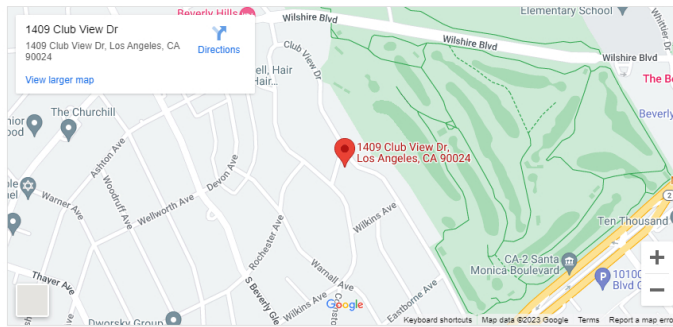
Committed Cash Flow: \$2,100,000
Lien Position: 2nd
CLTV: 60.00%
Net CLTV: 59.69%
Occupancy: Owner Occupied
Rate to Investor: 12.50%
Fractional Interest (10): \$36,500
Monthly Payment to Investor: \$3,802.08
Amort./Term: Interest Only / 24 mos.
Gross Protected Equity: \$1,660,000
Guaranteed Interest: 6 Months
Prepaid Interest: 3 Months
Credit Score: 792 / 702
Exit Strategy: Repay Loan Through Business Proceeds

Property Overview

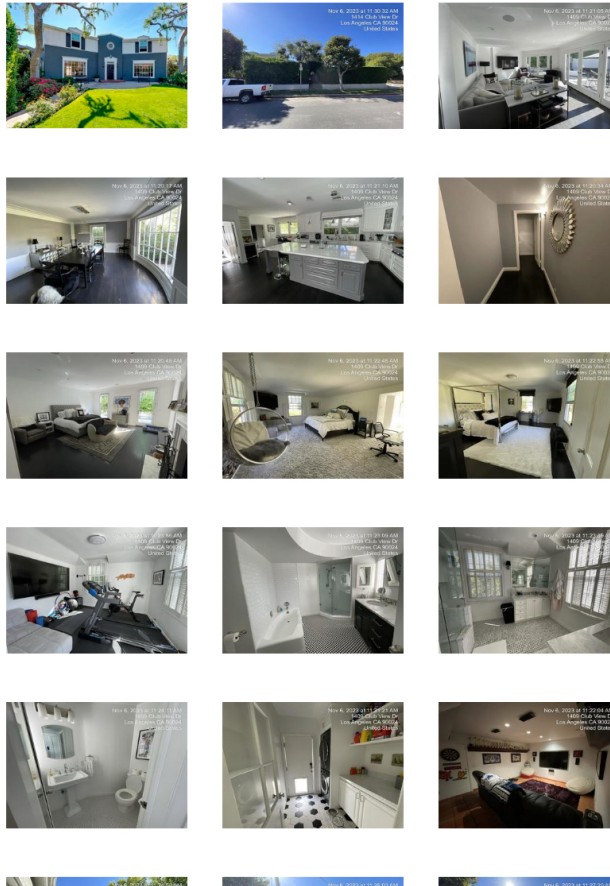
See Prior

Property Highlights

Property Type: Single Family Residence
BPO Value: \$4,150,000
Property Living SF: 3,422
BPO Value SF: \$1,212.74
Lot Size: .16 acres (6,968 s.f.)
Bedrooms: 4
Bathrooms: 3.5
Year Built: 1936
Exterior: Stucco
County: Los Angeles
Occupancy: Owner Occupied
Zoning: Residential Single Family



Photos





Documents

- [Hannan_-_4_150_000_-_BPO_-_11-8-23.pdf \(application/pdf, 1117584KB\)](#)
- [Hannan_-_Property_Profile.pdf \(application/pdf, 697676KB\)](#)
- [Hannan_-_Preliminary_Report.pdf \(application/pdf, 310010KB\)](#)
- [Hannan_-_Value_-_ZILLOW__3_409_900_.pdf \(application/pdf, 902158KB\)](#)
- [Hannan_-_Value_-_REDFIN__3_505_353_.pdf \(application/pdf, 2393351KB\)](#)

Investor Questions

Write your question here ...

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