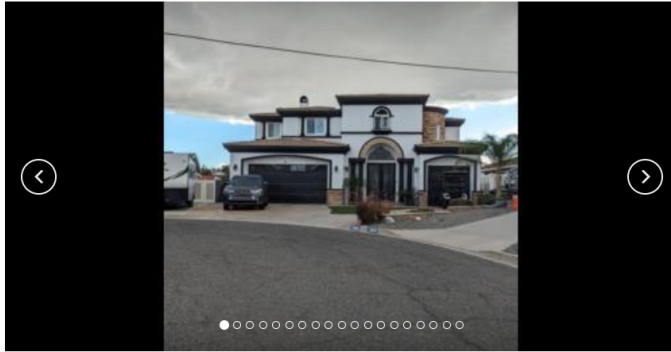


\$100,000 2nd TD @ 12.50%, 59.94% CLTV, 59.68% Net CLTV, SFR, Bridge Loan, OO, 11 Month Term, \$25,000 Min. Inv., Canyon Lake, CA
 Canyon Lake, CA, 92587



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

Overview

Business owners are seeking a \$100,000 2nd Trust Deed bridge loan on this owner-occupied single-family residence in Canyon Lake, Riverside County, CA. The property is listed for sale and is currently in escrow. The loan proceeds will be used to make some repairs to the property requested by the buyer. The borrower's 1st mortgage is with Citizens Bank and has a principal balance of \$829,000 with a fixed interest rate of 3.75%, and a PITI payment of \$5,403.75/month.

The subject property is a 4,120 SF contemporary styled single-family residence which sits on a 11,326 SF lot. The home features 10 total rooms including 5 bedrooms and 4 bathrooms. This is a beautiful property located at the end of a cul-de-sac which provides for a larger than average lot size. The home offers view of the nearby Canyon Lake. The home is completely upgraded throughout and shows like a model home. Upgrades include travertine floors, granite counters, stainless appliances, stone showers, surround sound throughout the home, a theater room, solar panels, central vac, and epoxy garage floors.

This is a 59.94% CLTV and 59.68% Net CLTV on a recent BPO Value of \$1,550,000 with 6 months Guaranteed Interest and 3 months Prepaid Interest, yielding a 12.50% annualized return. Minimum investment is \$25,000 or 50.00%.

What we like about this Trust Deed opportunity:

- 59.94% CLTV, 59.68% Net CLTV
- 12.50% Lender Rate
- 11 month loan term
- Bridge Loan

Possible concerns:

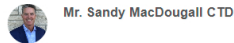
- Borrower would like to close quickly

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.



Financial

- Offering Type : Debt
- Investor Yield: 12.50%
- Minimum Raise Amount: \$100,000
- Minimum Investment Amount: \$25,000
- Loan amount (\$): \$100,000
- Lien position: 2 TD
- Borrower Credit Score: 693.0
- LTV/CLTV: 59.94%
- Deal Type: Cash Out
- Loan Term Length: 11
- Property Condition: No Rehab
- Regulation Type: Not specified
- IRA Eligible: Not defined
- Loan Type: Bridge Loan
- Property Type: Single Family Residence
- BPO Valuation: \$1,550,000
- Existing 1st TD: \$829,000
- New 2nd TD Loan Amount: \$100,000
- Combined Loan Amount: \$929,000
- Lien Position: 2nd
- CLTV: 59.94%
- Net CLTV: 59.68%
- Occupancy: Owner Occupied

Pledged 0%

Pledge Today	
Follow this offering	
Loan amount (\$)	\$100,000
Estimated Closing Date	Dec 06, 2023
Investor Yield	12.50%
Min. Investment	\$25,000
IRA Eligible	Not defined

Investors

Name	Amount

Contact Sponsors

Sandy MacDougall
 CTD

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

Occupancy: Owner Occupied
Rate to Investor: 12.50%
Fractional Interest (4): \$25,000
Monthly Payment to Investor: \$1,041.67
Amort./Term: Interest Only / 11 mos.
Gross Protected Equity: \$621,000
Credit Score: 498/502
Exit Strategy: Sale of Property

Property Overview

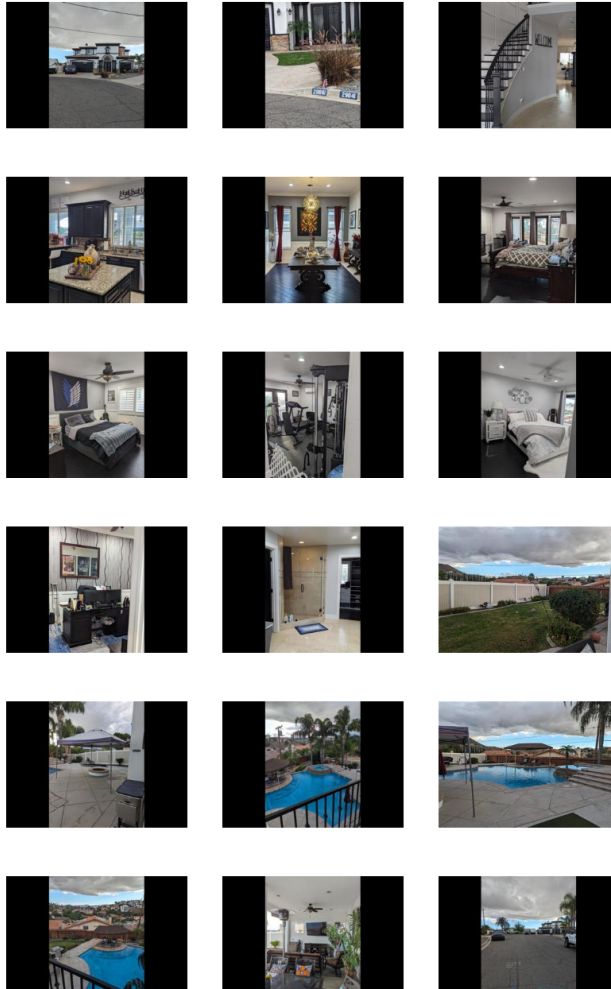
See Above

Property Highlights

Property Type: Single Family Residence
BPO Value: \$1,550,000
Property Living SF: 4,120
BPO Value SF: \$376.21
Lot Size: .26 acres (11,326 s.f.)
Bedrooms: 5
Bathrooms: 4
Year Built: 2005
Exterior: Stucco / Wood
County: Riverside
Occupancy: Owner Occupied
Zoning: Residential Single Family



Photos





- Documents**
- [Griffithe_-_1.55_Mil_-_BPO_-_11-21-23.pdf \(application/pdf, 898205KB\)](#)
 - [Griffithe_-_Preliminary_Report.pdf \(application/pdf, 397128KB\)](#)
 - [Griffithe_-_Property_Profile_-_LUPIN_PLACE.pdf \(application/pdf, 882740KB\)](#)
 - [Griffithe_-_Value_-_REDFIN_-_1_155_542_.pdf \(application/pdf, 4127904KB\)](#)
 - [Griffithe_-_Value_-_ZILLOW_-_1_239_500_.pdf \(application/pdf, 4870860KB\)](#)

Investor Questions

Write your question here ...

Submit

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