

\$475,000 2nd TD @ 12.50%, SFR, 44.60% CLTV, 43.27% Net CLTV, Cash-Out, OO, 24 Month Term, 6 Mos. Guar. Int., 6 Mos. Prepaid Int., \$23,750 Min. Inv., Laguna Beach, Orange County, CA

Laguna Beach, CA, 92651



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Overview

Business owner and borrower is seeking a \$475K 2nd Trust Deed business purpose cash out loan on this owner occupied, ocean view, 3 story, SFR property in Laguna Beach, Orange County, CA. The funds from this loan will be invested into borrower's AI motor vehicle manufacturing consulting firm.

The borrower's 1st mortgage is current and good standing with a principal balance of \$640,000 with a fixed interest rate of 4.125%, maturing October 1, 2043, and a P&I payment of \$4,611/mo. The first lender impounds for taxes and insurance.

The subject property is an ocean view, contemporary style, 3 story, SFR featuring 1,808 SF total living space with a total of 6 rooms, 3 Bedroom / 3 Bathrooms and an attached 2-car garage sitting on a .06 acres lot. The subject property is very well located near local Laguna Beach beaches, local parks, schools, shopping centers. The subject property is off 1 Pacific Coast Highway.

This is a 44.60% CLTV and 43.27% Net CLTV on a recent BPO Value of \$2,500,000 with 6 months Guaranteed Interest and 6 months Prepaid Interest, yielding a 11.50% annualized return. Minimum investment is \$23,750

What we like about this Trust Deed opportunity:

- Laguna Beach, Ocean View SFR
- 44.60% LTV and 43.27% Net LTV with 6 Mos. Prepaid Interest
- 12.50% Investor Yield
- Gross Investor Equity: \$1,360,000
- Net Investor Equity: \$1,394,975
- 6 months Prepaid Interest
- 6 months Guaranteed Interest

Possible concerns:

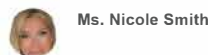
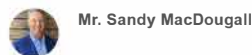
- Borrower would like to close as soon as possible

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.



Pledged 0%

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Loan amount (\$)	\$500,000
Estimated Closing Date	Nov 30, 2023
Investor Yield	11.50%
Min. Investment	\$50,000
IRA Eligible	Yes

Investors

Name	Amount
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Contact Sponsors

Nicole Smith

[Send Message](#)

[Email Nicole](#)

[\(949\) 637-2977](#)

Sandy MacDougall

[Send Message](#)

[Email Sandy](#)

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

Financial

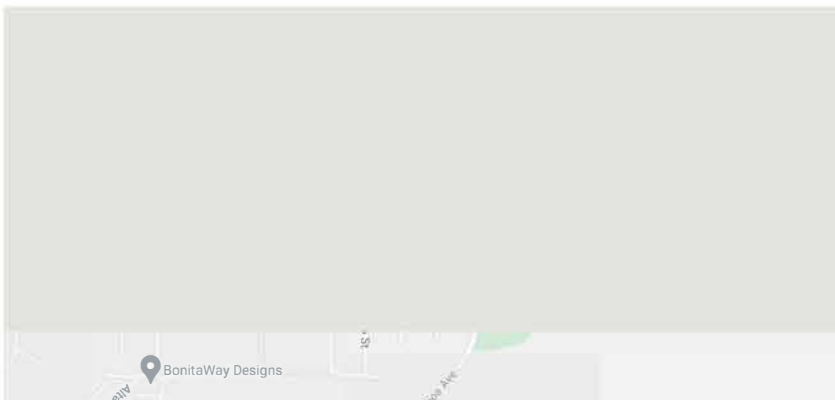
Offering Type : Debt
Investor Yield: 12.50%
Minimum Raise Amount: \$475,000
Minimum Investment Amount: \$23,750
Loan amount (\$): \$475,000
Lien position: 2 TD
Borrower Credit Score: 622.0
LTV/CLTV: 44.60%
Deal Type: Cash Out
Loan Term Length: 24
Property Condition: No Rehab
Regulation Type: 10238 Multi Lender
IRA Eligible: Yes
Loan Type: Business Purpose Cash-Out
Property Type: SFR
BPO Valuation: \$2,500,000
Existing 1st TD: \$640,000
Loan Amount: \$475,000
Combined Loan Amount: \$1,115,000
Lien Position: 2nd
CLTV: 44.60%
Net CLTV: 43.27%
Occupancy: Owner Occupied
Rate to Investor: 12.50%
Fractional Interest (10): \$23,750
Monthly Payment to Investor: 4,947.91
Amort./Term: Interest Only / 24 mos.
Gross Protected Equity: \$1,385,000
Net Protected Equity: \$1,392,475
Guaranteed Interest: 6 Months
Prepaid Interest: 6 Months
Exit Strategy: Refinance or Business Proceeds

Property Overview

See above description

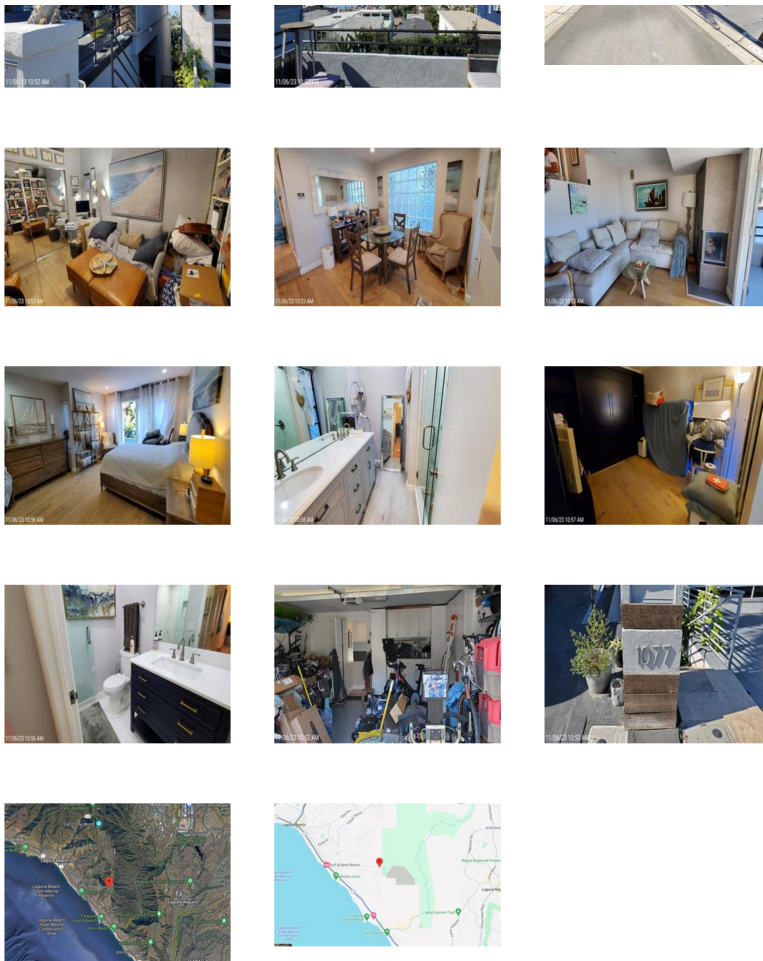
Property Highlights

Property Type: SFR
BPO Value: \$2,500,000
Property Living SF: 1,808
BPO Value SF: \$1,308.74
Bedrooms: 3
Bathrooms: 3
Year Built: 1989
Exterior: Stucco / Wood
County: Orange County
Occupancy: Owner Occupied
Zoning: SFR



Photos





Documents

- [Bennecke_-_2.5M_BPO.pdf](#) (application/pdf, 952110KB)

- [Bennecke_-_Preliminary_Report.pdf](#) (application/pdf, 377634KB)

- [Bennecke_-_Property_Profile.pdf](#) (application/pdf, 645783KB)

Investor Questions

Write your question here ...

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Covering California

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

Contact Us

(949) 438-0591
info@crowdtrustdeed.com

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