

\$125,000 2nd TD @ 13.00%, NOO, Cash-Out, Condo, 24 Mos. Term, 59.88% CLTV, 58.81% Net CLTV, 6 Mos. Guar. Int., 6 Mos. Prepaid Int., \$31,250 Min. Inv., San Francisco, CA 94131
 San Francisco, CA, 94131



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Overview

749 FICO business owner seeking a business purpose cash-out 2nd TD on this owner occupied condo in San Francisco, CA. Proceeds from our loan will be used for marketing and improvements to his successful app, Gestuireit, which enables CAD editing to be on your mobile device with much more ease. Exit strategy is a consolidation refinance in the next 12-18 months.

The subject property is a well-maintained top floor 3-bedroom, 2-bathroom condo nestled in the picturesque neighborhood of Twin Peaks. The condo has unobstructed panoramic views of the city and an open floorplan that blends the living and dining area. The home has custom cherrywood cabinets, granite countertops, and updated bathrooms as well as spacious bedrooms and a master walk-in closet with stackable washer/dryer. Subject comes with a storage unit located in the basement of the building and a dedicated one car attached garage. The conventional 1st TD has a balance of \$705,000 with a 5.375% rate equating to a \$5,593.31/month payment. The 1st TD doesn't mature until June 2048.

This new loan of \$125,000 is at a 59.88% CLTV based upon the recent Broker Price Opinion Value of \$1,395,000. Loan structure features 6 months' guaranteed interest, 6 months' prepaid interest and a 13.00% annualized return for a 24 months. Minimum investment is \$31,250 or 25.00%. Exit Strategy will be to refinance.

What we like about this Trust Deed opportunity:

- 749 FICO score
- 13.00% annualized return
- Successful business owner
- 6 months Guaranteed Interest
- 6 months prepaid interest
- Beautiful San Francisco location

Possible concerns:

- Borrower would like to close quickly

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: 13.00%
 Minimum Raise Amount: \$125,000
 Minimum Investment Amount: \$31,250
 Loan amount (\$): \$125,000
 Lien position: 2 TD
 Borrower Credit Score: 749.0
 LTV/CLTV: 59.88%
 Deal Type: Cash Out
 Loan Term Length: 24
 Property Condition: No Rehab
 Regulation Type: Not specified
 IRA Eligible: Not defined
 Lien Position: 2nd TD
 Loan Type: Business Purpose Cash-Out
 Broker Price Opinion Value: \$1,395,000
 Existing 1st TD Loan: \$705,332 @ 5.375%
 New 2nd Trust Deed Loan Amount: \$125,000
 Combined Loan Amount: \$830,332
 CLTV on BPO Value: 59.88%

Pledged 0%

Follow this offering

Loan amount (\$)	\$125,000
Estimated Closing Date	Feb 08, 2024
Investor Yield	13.00%
Min. Investment	\$31,250
IRA Eligible	Not defined

Investors

Name	Amount
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Contact Sponsors



Sandy MacDougall CTD

Send Message
 Email Sandy
 (949) 632-6145



Michael Veal

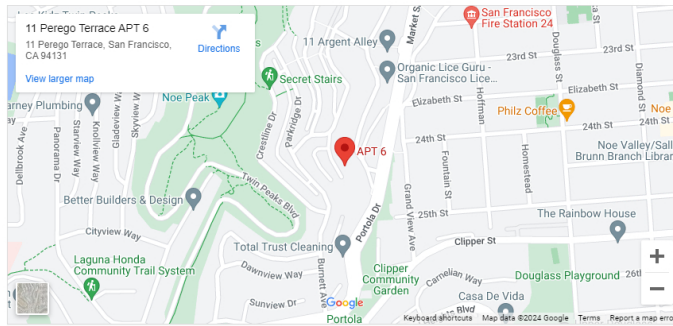
Send Message
 Email Michael
 (323) 797-0001

Net CLTV on BPO Value: 58.81%
Fractional Interests (4): \$31,250 or 25.00%
Lender Rate: 13.00%
Monthly Payment to Lender: \$1,354.17
Amortization/Term: Interest Only / 24 Months
Gross Protective Equity over BPO Value: \$564,668
Guaranteed Interest: 6 Months
Prepaid Interest: 6 Months
Borrower Credit: 749
Exit Strategy: Refinance

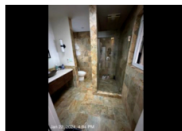
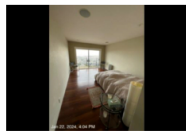
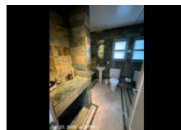
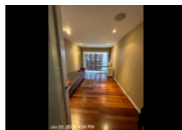
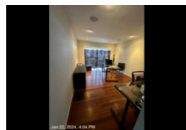
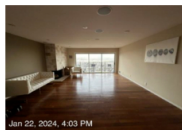
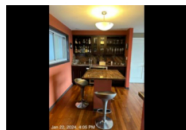
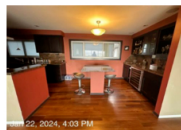
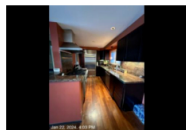
Property Overview

Property Highlights

Property Type: Condo
Appraised Value: \$1,395,000
Gross Living Area: 1,470 SF
Appraised Value/sqft: \$948.98
Total Rooms: 6
Bedrooms: 3
Bathrooms: 2
Stories: 1
Garage: Detached 1-car
Exterior Wall: Stucco/Wood
Year Built: 1962
Architectural Style: Contemporary
Occupancy: Owner Occ.
County: San Francisco
Zoning: Residential
APN: 2826-110



Photos





Documents

- [Zeevi_-_1_395_000_BPO.pdf \(application/pdf, 985000KB\)](#)
- [Zeevi_-_Preliminary_Report.pdf \(application/pdf, 352513KB\)](#)
- [Zeevi_-_Property_Profile.pdf \(application/pdf, 713708KB\)](#)
- [Zeevi_-_Value_-_ZILLOW_-_1_291_400_.pdf \(application/pdf, 7771839KB\)](#)
- [Zeevi_-_Value_-_REDFIN_-_1_245_626_.pdf \(application/pdf, 4958188KB\)](#)

Investor Questions

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