

\$190,000 2nd TD @ 14.50%, 55.61% CLTV on ARV, SFR+ADU, Cash-Out, NOO, 9 Mos. Term, 6 Mos. Guaranteed Interest, 3 Mos. Prepaid Interest, Santa Ana, CA
 Santa Ana, CA, 92706



Pledged 0%

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Loan amount (\$)	\$190,000
Estimated Closing Date	Jan 23, 2024
Investor Yield	14.00
Min. Investment	\$38,000
IRA Eligible	No

Investors

Name	Amount
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Contact Sponsors

Sandy MacDougall
 Send Message
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Overview

771 FICO, successful Mortgage Vintage Borrower, developer, and real estate investor and his partner are seeking a new business purpose 2nd TD construction loan to complete the construction of the SFR with an ADU and Junior ADU. The project is a permitted and entitled parcel in Santa Ana, CA. This funds controlled construction loan will allow the experienced and well known Developer to complete the construction of this non-owner occupied investment property in a well located unincorporated area of Santa Ana, CA. Upon completion the borrower will sell the property. Rent for the property, upon completion, will be approximately \$11.5k/mo.

The proposed subject property will be a total of 3,726 SF on an 11,382 SF lot. The proposed home will consist of a 2,433 sf SFR which will have 5 bdms/4 ba, kitchen, dining rm, living rm, and family rm. There will be a 2-car attached garage. The junior ADU will be 496 sf and will consist of 1 bdrm/1 ba, living/dining room combo and kitchen. The ADU will be 796.5 sf and will consist of 2 bdrm/1 ba, living rm, dining rm, and kitchen. In addition to the 2-car garage, there will also be a 1 car garage and additional spaces outside for multiple vehicles. The property is just south of the 22 fwy and is centrally located near schools, entertainment, restaurants, shopping, parks and medical facilities. Exit strategy is to sale the property. The Borrower reports that they already have two prospective buyers.

This loan is 55.62% LTV on ARV value of \$1,825,000. Loan structure features 6 months' guaranteed interest, 3 months' prepaid interest. This loan provides a 14.00% annualized return. Minimum investment is \$38,000 or 20% As Is Value of the land is \$1.06 Mil. The existing 1st TD is \$825,00 at 11.50% with Mortgage Vintage as the lender.

What we like about this Trust Deed opportunity:

- Successful MVI Borrower
- Orange County Location
- 12.50% Annualized Return
- 6 months Guaranteed Interest
- 3 months Prepaid Interest
- 771 FICO

Possible concerns:

- On-going Construction
- Borrower needs to close quickly

Management

President and Founder, 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, 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

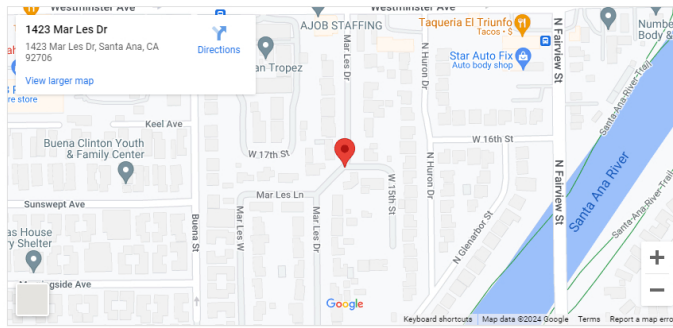
Financial

Offering Type : Debt
 Investor Yield: 14.00
 Minimum Raise Amount: \$190,000
 Minimum Investment Amount: \$38,000
 Loan amount (\$): \$190,000
 Lien position: 2 TD
 Borrower Credit Score: 771.0
 LTV/CLTV: 55.62%
 Deal Type: Cash Out
 Loan Term Length: 9
 Property Condition: Ground Up Construction
 Regulation Type: 10238 Multi Lender
 IRA Eligible: No
 Loan Type: Business Purpose Cash-Out

Lien Position: 2nd TD
After Repair Value: \$1,825,000
CLTV on ARV Appraised Value: 55.62%
Fractional Interests (5): \$38,000 or 20%
Lender Rate: 14.00%
Monthly Payment to Lender: \$2,216.67
Amortization/Term: Interest Only / 9 Mos (co-terminous with 1st)
Guaranteed Interest (Months): 6 Months
Prepaid Interest: 3 Months
Borrower Credit: 771
Exit Strategy: Sale of Property

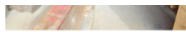
Property Highlights

Property Type: Single Family Residence with ADU and JADU
Appraised After Repair Value: \$1,825,000
Home sqft: 3,726
Appraised Value/sqft: \$489.80
Lot Size sqft: 11,382 or .26 acre
Total Rooms: 14
Bedrooms: 8
Bathrooms: 6
Stories: 2
Garage: 3-car attached garage
Exterior Wall: Wood
Year Built: 2024
Style: Contemporary
Occupancy: Non Owner Occ.
County: Orange
Zoning: Residential
APN: 198-071-10



Photos







Documents

[Delgado_-_Appraisal_-_ARV__1.825_Mil_-_7-26-22.pdf](#) (application/pdf, 2887256KB)

[Delgado_-_Preliminary_Report.pdf](#) (application/pdf, 253797KB)

[Delgado_-_Property_Profile.pdf](#) (application/pdf, 309582KB)

Investor Questions

Write your question here ...

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