

\$2,500,000 2nd TD @ 12.75%, 54.31% CLTV on ARV, 53.13% Net CLTV on ARV, "Del Mar Country Club" SFR, C/O, \$400K Funds Control, NOO, 18 Mos. Term, 6 Mos. Guar., 3 Mos. Prepaid, \$78,125 Min. Inv., Rancho Santa Fe, San Diego County, CA

Rancho Santa Fe, CA, 92067



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Overview

805 and 750 FICO, long-time successful CEO/COO business owners in the tech industry and real estate investors with a history of SFR remodels are seeking a cash-out business purpose 2nd TD with funds control on this non-owner-occupied, fully renovated modern ranch styled SFR property with all luxury, high-end materials and finishes located in this very exclusive private gated community in the "Del Mar Country Club", Rancho Santa Fe, San Diego County, CA.

Borrowers purchased this SFR in 2016 with the intent to eventually move there as a primary residence but decided to remain in their primary residence in "Three Arch Bay" Laguna Beach to be closer to family. Borrowers decided then to fully renovate this subject property and sell for profit upon completion. Subject property will be listed with Berkshire Hathaway "Luxury Collection" group. Mortgage Vintage met with realtor and walked through subject property and country club neighborhood last week.

Borrowers have \$3,600,000 invested to date on this luxury renovation. Subject property was a total new build/reconstruction. Nearly 100% of the existing structure was replaced. Floor plan was completely reimagined with relocated kitchen, pantry, great room, laundry room, master bedroom closet, bathrooms and more. All that's remaining to complete is the hardscape, landscape, and final stages of a new infinity pool. Goal is to complete and have on market for sale by March 2024. This loan will pay off an existing and in good standing, \$1.5M 2nd Trust Deed, \$400K in Funds Control to complete the project and \$400K in cash out borrowers will use to invest in one of their tech businesses.

The first mortgage is current and in good standing with Wells Fargo Bank with a current principal balance of \$1,573,541 and an interest rate of 3.50% and matures on December 1, 2046, monthly payment of \$11,114. Lender impounds taxes and insurance.

The borrower's income and bank statements show a substantial ability to make the payments on the loan and finish renovation should there be any cost overages.

The subject property is a fully renovated, modern ranch style, single story SFR with 4,792 SF living space located inside the exclusive "Del Mar Country Club" community <https://www.delmarcountryclub.com/> with expansive golf course and mountain views sitting on large 23,086 SF lot. The subject property consists of 9 rooms total with 4 bedrooms and 4.5 bathrooms. Amenities include 3 fireplaces, infinity pool & spa, deck/patio, 3 car attached garage and 10 car space driveway. Subject property is very well located, just east of the 5 FWY, near Del Mar racetracks, Fairbanks Ranch, many shopping plazas, restaurants, and schools.

This is a 54.31% CLTV and a 53.13% Net CLTV based on a recent After Completion Value appraisal for \$7,500,000. Loan structure features \$400,000 in Funds Control, 6 months Guaranteed Interest and 3 months Prepaid Interest. Minimum investment for this Trust Deed is 78,125, yielding a 12.75% annualized return.

Exit strategy: sale of property upon completion.

What we like about this 2nd Trust Deed opportunity:

- 805 and 750 FICO
- 12.75% yield to the Investor
- Successful business owners
- Exclusive gated "Del Mar Country Club", Rancho Santa Fe, San Diego
- 54.31% CLTV, 53.31% Net CLTV
- Funds Control of \$400k to complete the rehab
- Gross After Repair Value Equity Protection: \$3,426,459

Possible concerns:

- Borrower would like to close as soon as possible

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 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

Ms. Nicole Smith

Pledged 0%

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● Loan amount (\$)	\$2,500,000
📅 Estimated Closing Date	Dec 21, 2023
📈 Investor Yield	12.75%
📦 Min. Investment	\$78,125
IRA Eligible	Yes

Investors

Name	Amount
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🔔 Contact Sponsors

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Sandy MacDougall
 ✉ Send Message
 ✉ Email Sandy
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Mr. Emily MacDougal

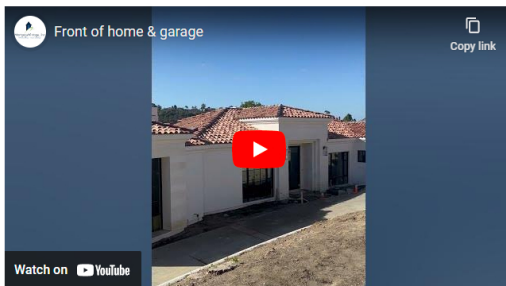
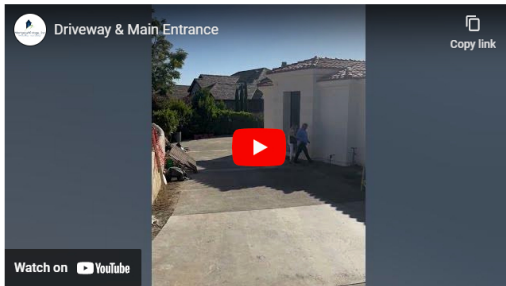
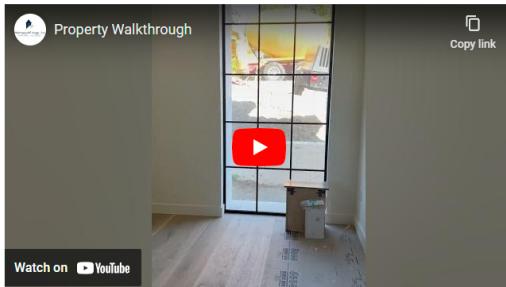


Ms. Nicole Simon

Financial

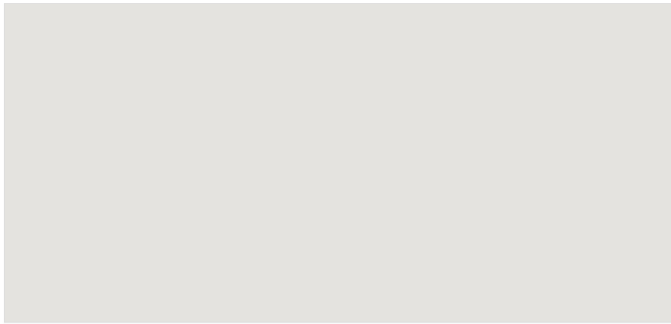
Offering Type : Debt
 Investor Yield: 12.75%
 Minimum Raise Amount: \$2,500,000
 Minimum Investment Amount: \$78,125
 Loan amount (\$): \$2,500,000
 Lien position: 2 TD
 Borrower Credit Score: 805.0
 LTV/CLTV: 54.31%
 Deal Type: Cash Out
 Loan Term Length: 18
 Property Condition: Major Rehab
 Regulation Type: Corp Code 25102F
 IRA Eligible: Yes
 Loan Type: Cash-Out / Funds Control
 New Lien Position:: 2nd TD
 After Repair Value : \$7,500,000
 Existing 1st Trust Deed: \$1,573,541
 Existing 1st TD Rate & Term: 3.50% Fixed / 30 Year maturing December 2046
 New 2nd TD Loan Amount: \$2,500,000
 Total Combined Liens: \$4,073,541
 Funds Control: \$400,000
 CLTV on After Repair Value / Net CLTV: 54.31% / 53.31%
 Lender Rate: 12.75%
 Lender Monthly Payment: \$26,562.50
 Fractional Interests (32): \$78,125
 Guaranteed Interest: 6 Months
 Prepaid Interest : 3 Months
 Gross Protective Equity over After Repair Value: \$3,426,459
 Amortization/Term: Interest Only Due in 18 Months
 Borrower FICO: 805
 Exit Strategy: Sale of Property for Profit Upon Completion

Property Overview

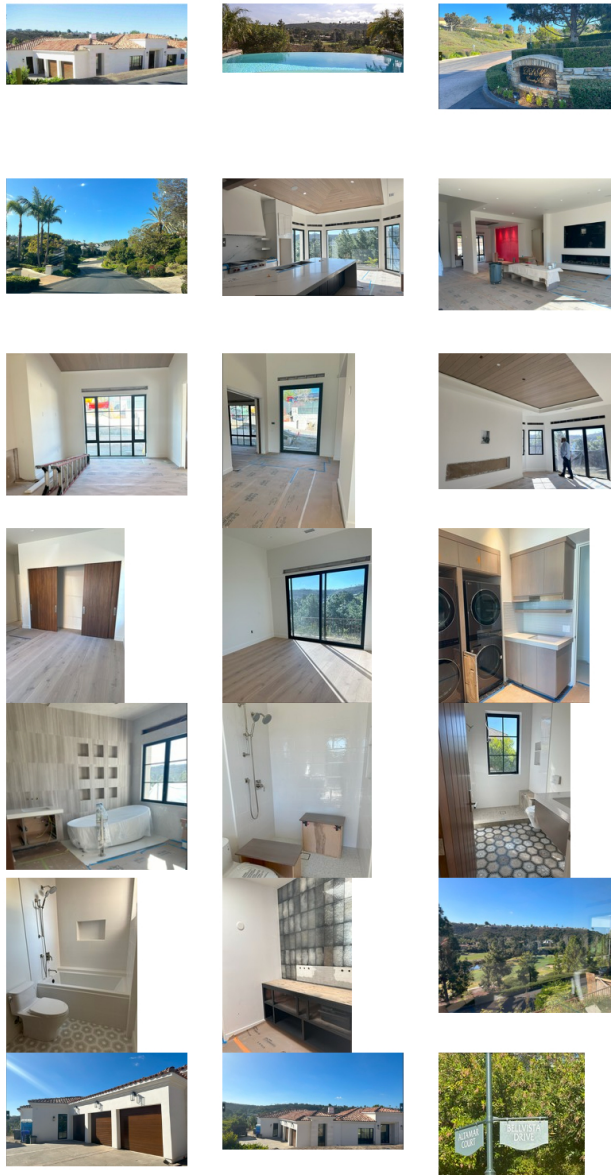


Property Highlights

Property Type: SFR
After Completion Value: \$7,500,000
Total SF: 4,792
Value PSF: \$1,565.11
Lot Size SF: 23,086
Total Rooms: 9
Bedrooms: 4
Bathrooms: 4.5
Amenities: 3 fireplaces, Infinity Pool, spa, deck / patio/ Golf course and Mountain Views
Exterior: Stucco / Stone
Architectural Style: Modern Ranch
Stories: 1
Year Built: 1997 / Year Remodel: 2023-2024
Occupancy: Non Owner Occupied
Zoning: Residential
County: San Diego
APN: 305-070-23-00



Photos





Documents

- [Danford_-_7.5M_-_As_Is_Appraisal_-_11-22-2023.pdf](#) (application/pdf, 3927377KB)
- [Danford_-_Preliminary_Report.pdf](#) (application/pdf, 310876KB)
- [Danford_-_Property_Profile.pdf](#) (application/pdf, 1155856KB)

Investor Questions

Write your question here ...

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