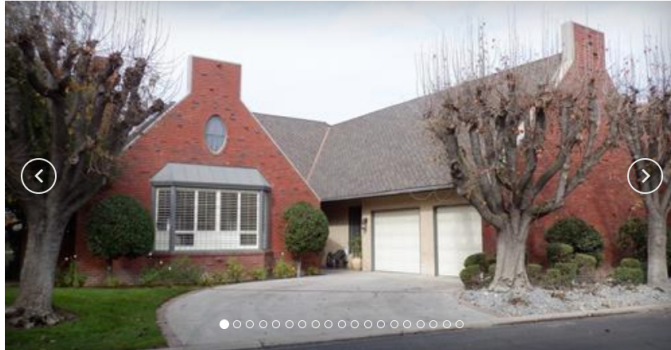


\$127,250 2nd TD @ 13.00%, SFR, 57.35% CLTV, 55.72% Net CLTV, NOO, C/O, 24 Mos. Term, 6 Mos. Guar. Int., 6 Mos. Pre. Int., Min. Inv., \$63,750, Fresno, CA

Fresno, CA, 93711



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

Overview

688 FICO real estate investor is seeking a business purpose cash-out 2nd TD on this non-owner-occupied SFR in Fresno, CA. Proceeds from our loan will be used for minor upgrades to one of borrower's other investment properties. Borrower owns several SFR rental investment properties in Fresno. Exit strategy: sale of investment property.

The subject property sits in a privately gated, lakeview community. This subject property is a lakeside, cottage style, single story SFR with well-maintained landscaping, featuring multiple decks and a boat dock. Subject property consists of 2,322 SF living area, sitting on a .2 acres lot. From all six rooms in the SFR, there are lake views. Subject property includes 2 Bedroom / 2 Bathroom and 2 car attached garage. Borrower's mother lives in this SFR investment property rent-free. The subject property is well located near many lakes, rivers, golf, tennis and recreational clubs, restaurants, medical facilities, and shopping.

The conventional 1st TD has a balance of \$214,000 with a 4.50% rate, a \$1,914/month P&I payment. 1st TD impounds taxes and insurance. The 1st TD matures August 2046.

This new loan of \$127,250 is at a 57.35% CLTV and 55.72% Net CLTV based upon the recent Broker Price Opinion Value of \$595,000. Loan structure features 6 months' guaranteed interest, 6 months' prepaid interest and a 13.00% annualized return for 24 months. Minimum investment is \$63,750 or 50.00%.

What we like about this Trust Deed opportunity:

- Experienced real estate owner with 688 FICO score
- Lakefront SFR well maintained in private gated community
- 13.00% annualized return
- 6 months Guaranteed Interest
- 6 months prepaid interest

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.



Mr. Sandy MacDougall



Ms. Nicole Smith

Financial

Offering Type : Debt
 Investor Yield : 13.00%
 Minimum Raise Amount : \$127,250
 Minimum Investment Amount : \$63,750
 Loan amount (\$) : \$127,250
 Lien position : 2 TD
 Borrower Credit Score : 688.0
 LTV/CLTV : 57.35%
 Deal Type : Cash Out
 Loan Term Length : 24
 Property Condition : No Rehab
 Regulation Type : 10238 Multi Lender
 IRA Eligible : Yes
 Loan Amount : \$127,250
 Lien Position : 2nd
 Loan Term : 24 Months
 BPO Valuation : \$595,000
 Lender Rate : 13.00%

Pledged 0%

Follow this offering

Loan amount (\$)	\$127,250
Estimated Closing Date	Feb 09, 2024
Investor Yield	13.00%
Min. Investment	\$63,750
IRA Eligible	Yes

Investors

Name	Amount
------	--------

Contact Sponsors



Nicole Smith
[Send Message](#)
[Email Nicole](#)
 (949) 637-2977

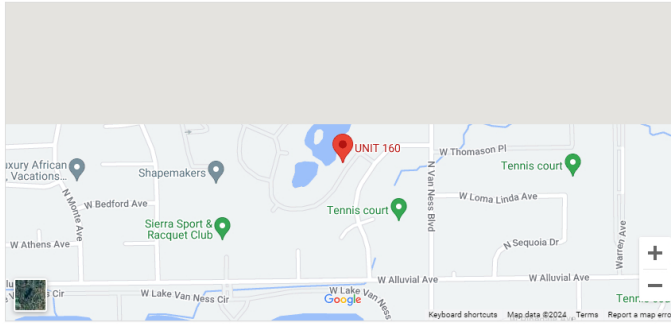


Sandy MacDougall
[Send Message](#)
[Email Sandy](#)
 (949) 632-6145

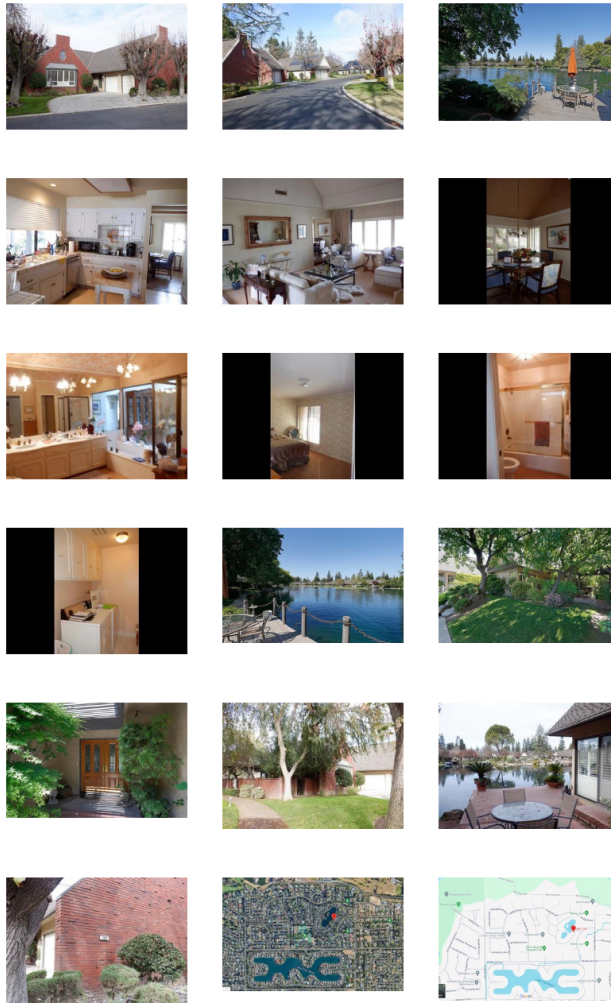
Fractional Interest Amount : \$63,750
CLTV on BPO Value: 57.35%
Net CLTV on BPO Value: 55.72%
Guaranteed Interest : 6 Months
Prepaid Interest : 6 Months
Borrower FICO: 688

Property Highlights

Price per SF: \$256.24
Total Rooms: 6
Total Bedroom / Bathrooms: 2 / 2
Site Lot Size: .2 acres
Exterior: Brick / Stucco
Features: Lakefront, Deck/Patio
Property Type: SFR
Broker Price Opinion (BPO) Value: \$595,000
Living Square Footage: 2,322



Photos



Documents

- [_127_250_2nd_TD_13.00_57.35_CLTV_Residential__OO_24_mo_term__63_750_Min_Inv__Fresno__CA.pdf](#) (application/pdf, 3167375KB)
- [Jaurique_-_595_000_BPO.pdf](#) (application/pdf, 1006742KB)

[Jaurique_-_PreliminaryReport.pdf](#) (application/pdf, 328448KB)

[Jaurique_-_Property_Profile.pdf](#) (application/pdf, 221805KB)

Investor Questions

Write your question here ...

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