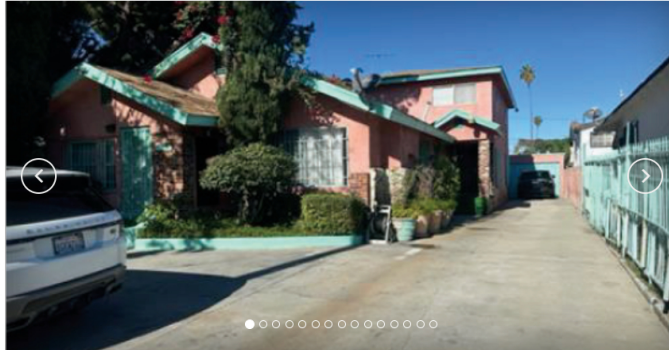


\$286,000 2nd TD @ 12.50%, 60.00% CLTV, 58.48% Net CLTV, SFR, Bus. Purpose Cash-Out, NOO, 18 Month Term, 6 Mos. Guar. Int., 3 Mos. Prepaid Int., \$57,200 Min. Inv., Los Angeles, CA

Los Angeles, CA, 90003



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

Overview

Successful Mortgage Vintage Borrower is seeking \$286,000 business purpose 2nd Trust Deed loan on this non-owner-occupied duplex in Los Angeles, CA. The loan proceeds will be used to payoff a current and in good standing 2nd TD that we currently hold and the rest of the proceeds will be used to make minor repairs to the property. The borrower's 1st mortgage is with Truist and has a principal balance of \$122,000 with a fixed interest rate of 3.875%, and a PITI payment of \$994/month.

The subject property is a 1,400 SF contemporary styled duplex residence which sits on a 6,489 SF lot. The property features 7 total rooms including 3 bedrooms and 2 bathrooms. The front unit is a 2 bedroom and 1 bathroom. The rear unit is a 1 bedroom and 1 bathroom unit. The combined rental income is \$3,819.37. Situated in Central LA just east of the 110 Fwy, North of the 105 Fwy and South of the 10 Fwy.

This is a 60.00% CLTV and 58.48% Net CLTV on a recent BPO Value of \$680,000 with 6 months Guaranteed Interest and 3 months Prepaid Interest, yielding a 12.50% annualized return. Minimum investment is \$57,200 or 20.00%.

What we like about this Trust Deed opportunity:

- 678 FICO Realtor and business owner
- 60.00% CLTV, 58.48% Net CLTV
- 12.50% Lender Rate
- 3 months Prepaid Interest
- 6 months Guaranteed Interest

Possible concerns:

- Borrower would like 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 CTD



Mr. Michael Veal

Financial

Offering Type : Debt
 Investor Yield: 12.50%
 Minimum Raise Amount: \$286,000
 Minimum Investment Amount: \$57,200
 Loan amount (\$): \$286,000
 Lien position: 2 TD
 Borrower Credit Score: 678.0
 LTV/CLTV: 60.0%
 Deal Type: Cash-Out Refinance
 Loan Term Length: 18
 Property Condition: No Rehab
 Regulation Type: 10238 Multi Lender
 IRA Eligible: Yes
 Loan Type: Business Purpose Cash-Out
 Property Type: Duplex
 BPO Valuation: \$680,000
 Existing 1st TD: \$122,000
 New 2nd TD Loan Amount: \$286,000
 Combined Loan Amount: \$408,000
 Lien Position: 2nd
 CLTV: 60.00%
 Net CLTV: 58.48%
 Occupancy: Non-Owner Occupied

Pledged 0%

Follow this offering

Loan amount (\$)	\$286,000
Estimated Closing Date	Feb 09, 2024
Investor Yield	12.50%
Min. Investment	\$57,200
IRA Eligible	Yes

Investors

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

Contact Sponsors



Sandy MacDougall CTD

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



Michael Veal


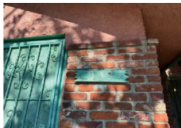



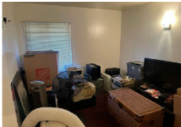








[Send Message](#)
 Email Michael
 (323) 797-0001

Rate to Investor: 12.50%
Fractional Interest (4): \$57,200
Monthly Payment to Investor: \$3,098.33
Amort./Term: Interest Only / 18 mos.
Gross Protected Equity: \$272,000
Guaranteed Interest: 6 Months
Prepaid Interest: 3 Months
Credit Score: 678
Exit Strategy: Refinance

Property Overview

Property Highlights
Property Type: Single Family Residence
Broker Price Opinion Value: \$680,000
Property Living SF: 1,400
BPO Value SF: \$471.43
Lot Size: .15 acres (6,489 s.f.)
Bedrooms: 3
Bathrooms: 2
Year Built: 1913
Exterior: Stucco
County: Los Angeles
Occupancy: Non-Owner Occupied
Zoning: Residential Multi-Family



Photos		
		
		
		
		
		

Documents
Crawford_-_BPO_-_680k_-_11-28-23.pdf (application/pdf, 1777794KB)
Crawford_-_Preliminary_Report.pdf (application/pdf, 312288KB)

[Crawford_-_Commons_Report.pdf \(application/pdf, 616282KB\)](#)

[Crawford_-_Property_Profile.pdf \(application/pdf, 201596KB\)](#)

[Crawford_-_Value_-_Zillow__633_600.pdf \(application/pdf, 122142KB\)](#)

[Crawford_-_Value_-_Redfin__788_379.pdf \(application/pdf, 1362813KB\)](#)

Investor Questions

Write your question here ...

Submit

Covering California

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

Contact Us

(949) 438-0591
info@crowdtrustdeed.com

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