

**\$1,083,500 1st TD @ 10.50%, 55.00% LTV, 53.56% Net LTV, Cash-Out, Comm., 36 Mo. Term, 6 Months Guar. Int., 3 Prepaid Int., \$54,175 Min. Inv., Palm Desert, CA**  
 Palm Desert, CA, 92260



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### Overview

725 FICO very successful, owner-founder of "Vista Paint" <https://www.vistapaint.com/> and real estate investor of a large commercial and residential real estate portfolio throughout Southern California is seeking a business purpose cash out loan on this "Free and Clear" non-owner occupied commercial investment building just 2 blocks from world-famous El Paseo shopping district Palm Desert, right off the 111 Hwy. Borrower is pulling cash out from several of his "free and clear" commercial properties to invest in a new real estate development opportunity also in Coachella Valley.

Borrower's net worth is assessed at \$591M which includes his "Vista Paint" company valued at \$50M and \$392M in real estate assets plus stock/retirement assets. Borrower's exit options: pay off loan through business proceeds, personal assets or refinance. Borrower has substantial liquidity to service the loan debt in addition to the subject property's own monthly rental income. The borrower owns several surrounding commercial properties "free and clear" in same village complex as subject property.

The subject is very well located in downtown Palm Desert, next to El Paseo shopping district, at 44855 San Pablo Avenue. The subject includes 1 commercial building, site totals 0.45 Acres, or 19,602 SF with total rentable building area of 7,500 SF and is located on a commercial street that offers 4 asphalt-paved lanes. The site is basically rectangular in shape and fully level at street grade. The subject building is configured to house 6 users with suites that range in size from 1,000 square feet to 2,000 square feet. Each suite offers a retail space and an office, front and rear entrances, with one or two restrooms, HVAC and a security and fire alarm system. Physical inspection indicated that the interior build-out was good quality and was in good condition as of the date of value. On-site parking consists of 30 asphalt paved and marked parking spaces with additional parking available on San Pablo Avenue. 4 tenant occupants: nail salon, tattoo shop, barbershop and Thai massage; 2 suites are pending occupancy within 60 days. The annual rental rate for the subject is \$146,373 or Triple Net \$19.52 (PSF). Cap Rate 6.00%. Subject property is very well located in the revitalization of downtown Palm Desert district, right off the 111 Hwy, near El Paseo shopping district, restaurants, hotels, country clubs, neighborhoods, west of the 10 FWY. Long term goal for property is full renovation through support of city's downtown revitalization project.

This 1<sup>st</sup> Trust Deed is a 55.00% LTV and 53.56% Net LTV on a recent Appraised Value of \$1,970,000 with 6 months Guaranteed Interest and 3 months Prepaid Interest, yielding a 10.50% annualized return. Minimum investment is \$54,175. Exit Strategy: business proceeds, personal assets or refinance.

What we like about this Trust Deed opportunity:

- 725 FICO, "Vista Paint" Owner/Founder with large net worth – liquidity to pay
- Borrower has substantial cash reserves and a large Real Estate Portfolio with Equity
- Great location blocks from El Paseo Shopping district, off the 111 HWY
- 55.00% LTV
- 53.56% Net LTV
- 10.50% Investor Yield
- Net Investor Equity: \$914,942
- Monthly Rental Rate \$12,197 / Annual \$146,373
- 6 months Guaranteed Interest
- 3 months Prepaid Interest
- Low Environmental Report - No Further Action Required

Possible concerns:

- Borrower would like to close as soon as possible

### 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



Ms. Nicole Smith

### Financial

Pledged 0%

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Loan amount (\$)	\$1,083,500
Estimated Closing Date	Mar 27, 2024
Investor Yield	10.50%
Min. Investment	\$54,175
IRA Eligible	Yes

### Investors

Name	Amount
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### Contact Sponsors



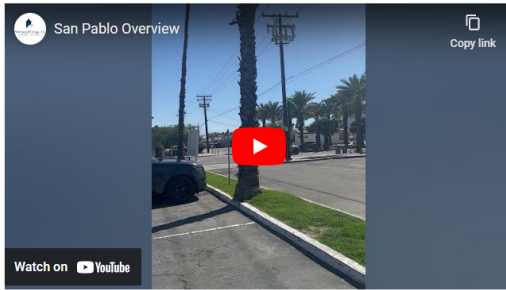
**Nicole Smith**  
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**Sandy MacDougall**  
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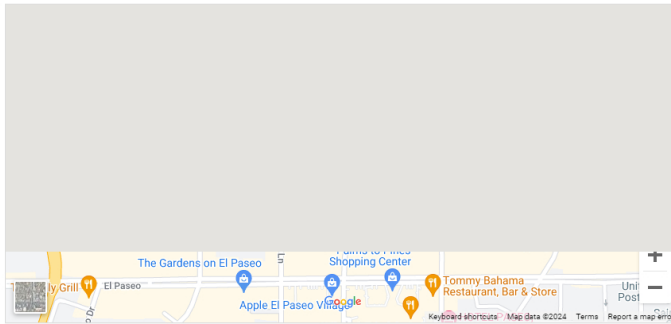
Offering Type : Debt  
Investor Yield: 10.50%  
Minimum Raise Amount: \$1,083,500  
Minimum Investment Amount: \$54,175  
Loan amount (\$): \$1,083,500  
Lien position: 1 TD  
Borrower Credit Score: 725.0  
LTV/CLTV: 55.0%  
Deal Type: Cash Out  
Loan Term Length: 36  
Property Condition: No Rehab  
Regulation Type: Corp Code 25102F  
IRA Eligible: Yes  
Lien Position: 1st Trust Deed  
Loan Amount: \$1,083,500  
Loan to Value (LTV): 55.00%  
Net Loan to Value after Prepaid Interest Applied: 53.56%  
Loan Type: Business Purpose Cash-Out  
Lender Rate: 10.50%  
Monthly Payment to Lender: \$9,480.63  
Fractional Interests (20): \$54,175  
Amortization/Term: Int. Only / 36 Mos.  
Net Protective Equity over Appraised Value: \$914,942  
Borrower Credit Score: 725  
CAP Rate: 6.00%  
Guaranteed Interest: 6 Months  
Prepaid Interest: 3 Months  
Exit Strategy: Conventional Refinance or Business Proceeds

### Property Overview



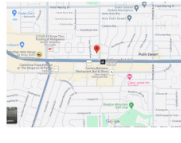
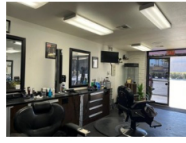
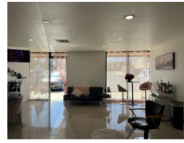
### Property Highlights

City: Palm Desert  
Property Type: Commercial Building  
March 2024 Appraised Value: \$1,970,000  
Net Rentable Building S.F.: 7,500 SF  
Appraised Value Price Per SF: \$262.67  
Lot Size: 19,602 SF (.45 acres)  
Number of Buildings: 1  
Parking: Onsite 30  
Property Current Cap Rate on Appraised Value: 6.00%  
Floors: 1  
Year Built: 1975  
Zoning: C1 - Commercial  
Occupancy: Non-Owner Occupied  
County: Riverside  
APN: 627-093-016  
Est. Closing Date: 3/27/2024



### Photos





### Documents

- [Fischer\\_-\\_1.97M\\_-\\_44855\\_San\\_Pablo\\_Avenue\\_\\_Palm\\_Desert\\_\\_CA\\_92260.pdf \( application/pdf, 1710089KB\)](#)
- [Fischer\\_-\\_Preliminary\\_Report.pdf \( application/pdf, 604880KB\)](#)
- [Fischer\\_-\\_Property\\_Profile\\_-\\_44855\\_San\\_Pablo\\_Ave.pdf \( application/pdf, 409049KB\)](#)

### Investor Questions

Write your question here ...

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### Covering California

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### Contact Us

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