

\$365,000 2nd TD @ 12.50%, OO, Cash-Out, Condo, 24 Mos. Term, 65.00% CLTV, 64.18% Net CLTV, 6 Mos. Guar. Int., 6 Mos. Prepaid Int., \$36,500 Min. Inv., Coronado, San Diego, CA 92118

Coronado, CA, 92118



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

Overview

Successful business owner seeking a business purpose cash-out 2nd TD on this owner occupied condo in Coronado, San Diego, CA. Proceeds from our loan will be used for capital infusion and expansion into his FinTech lending business, [CrediFai](#). Exit strategy is a consolidation refinance in the next 12-18 months.

The subject is located in the recently renovated El Encanto Tower high-rise complex which offers a pool, spa, tennis courts, beach club and is also within walking distance to the beach and bay. The subject condo itself is well-maintained and includes an open floor plan, designer furnishings and panoramic city and bay views from all rooms. With seven total rooms including 3 bedroom and 3 bathrooms, the total living space is 1,663 SqFt. The condo has two assigned parking spots in the below ground, gated parking garage. This area of Coronado is highly desirable due to its walking distance to the beach, Coronado Golf Course as well as numerous restaurants, stores, resorts and entertainment. The AXOS Bank 1st TD which is current and in good standing, has a balance of \$1,651,000 and a 3.875% rate equating to a \$8,185.59/month payment. The rate is fixed until September 1st, 2026 to which it can adjust thereafter.

This new loan of \$365,000 is at a 65.00% CLTV based upon the recent Broker Price Opinion Value of \$3,100,000. Loan structure features 6 months' guaranteed interest, 6 months' prepaid interest and a 12.50% annualized return for a 24 months. Minimum investment is \$36,500 or 12.50%. Exit Strategy will be to refinance.

What we like about this Trust Deed opportunity:

- 12.50% annualized return
- Successful business owner
- 6 months Guaranteed Interest
- 6 months prepaid interest
- Beautiful Coronado, San Diego location

Possible concerns:

- Borrower would like to close quickly

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 CTD



Mr. Michael Veal

Financial

Offering Type : Debt
 Investor Yield: 12.50%
 Minimum Raise Amount: \$365,000
 Minimum Investment Amount: \$36,500
 Loan amount (\$): \$365,000
 Lien position: 2 TD
 Borrower Credit Score: 582.0
 LTV/CLTV: 65.0%
 Deal Type: Cash Out
 Loan Term Length: 24
 Property Condition: No Rehab
 Regulation Type: 10238 Multi Lender
 IRA Eligible: Yes
 Lien Position: 2nd TD
 Loan Type: Business Purpose Cash-Out
 Broker Price Opinion Value: \$3,100,000
 Existing 1st TD Loan: \$1,651,029 @ 3.875%
 New 2nd Trust Deed Loan Amount: \$365,000
 Combined Loan Amount: \$2,015,000
 CLTV on BPO Value: 65.00%

Pledged 0%

Follow this offering

Loan amount (\$)	\$365,000
Estimated Closing Date	Mar 22, 2024
Investor Yield	12.50%
Min. Investment	\$36,500
IRA Eligible	Yes

Investors

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

[View Loan Status](#)

Contact Sponsors



Sandy MacDougall

CTD

[Send Message](#)

Email Sandy

(949) 632-6145



Michael Veal

[Send Message](#)

Email Michael

(323) 797-0001

Net CLTV on BPO Value: 64.18%
Fractional Interests (4): \$45,625 or 12.50%
Lender Rate: 12.50%
Monthly Payment to Lender: \$3,802.08
Amortization/Term: Interest Only / 24 Months
Gross Protective Equity over BPO Value: \$1,085,000
Guaranteed Interest: 6 Months
Prepaid Interest: 6 Months
Borrower Credit: 592 & 668
Exit Strategy: Refinance

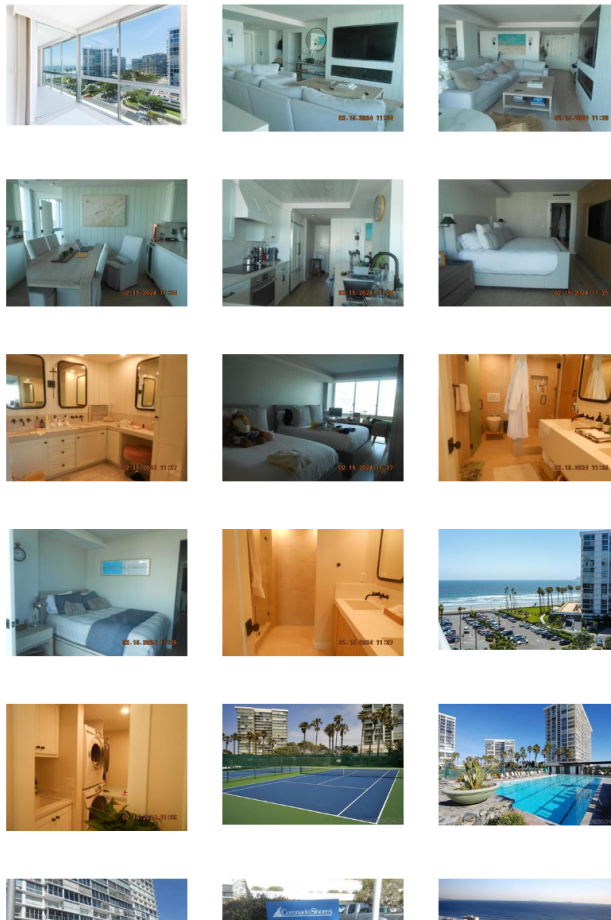
Property Overview

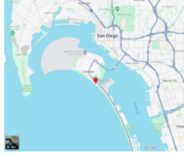
Property Highlights

Property Type: Condo
Appraised Value: \$3,100,000
Gross Living Area: 1,663 SF
Appraised Value/sqft: \$1,864.10
Total Rooms: 7
Bedrooms: 3
Bathrooms: 3
Stories: 1
Garage: Below Ground & Gated - 2 Spaces
Exterior Wall: Stucco
Year Built: 1977
Architectural Style: Contemporary
Occupancy: Owner Occ.
County: San Diego
Zoning: Residential
APN: 537-690-26-59



Photos





Documents

- [Anaya_Campa_-_Value_-_REDFIN_-_2_454_583.pdf](#) (application/pdf, 3354687KB)
- [Anaya_Campa_-_Value_-_ZILLOW_-_2_746_000.pdf](#) (application/pdf, 4951169KB)
- [Anaya_Campa_-_3_100_000_-_BPO_-_02-14-2024.pdf](#) (application/pdf, 891135KB)
- [Anaya_Campa_-_Preliminary_Report.pdf](#) (application/pdf, 339575KB)
- [Anaya_Campa_-_Property_Profile.pdf](#) (application/pdf, 525602KB)

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

Follow

