

**\$407,550 1st TD @ 11.50%, 65.00% LTV, 13.96% Net LTV, SFR, Cash-Out, NOO, 24 Mos. Term, 6 Mos. Guar. Int., \$40,755 Min. Inv., Riverside, CA**  
 Riverside, CA, 92501



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### Overview

Successful repeat Mortgage Vintage Borrower with a 732 Fico score, is seeking this 1st TD to complete construction of a single family residence in the City of Riverside. Construction of the property is approximately 40% complete company and the loan proceeds will be used to complete the remaining 60% and pay off a current \$67,500 purchase loan held by Mortgage Vintage. The full construction budget of \$320,000 will be held in funds control. Upon completion, the Borrower plans to sell the property.

Subject property, upon completion, will be a two story, 3,186 sf single family residence. The property will have a total of 10 rooms consisting of 5 bdms and 3.5 bathrooms. The property is on a corner lot consisting of 14,374 sf. The property is located just northeast of the 60 freeway and west of the 215 freeway. The property is close to a number of parks, schools, and shopping. The area is developed primarily with single family residences. The property is permitted to also have an ADU. However, at this time, the Borrower is only focusing on completing the SFR. Therefore, the ARV value of \$627,000 is calculated by taking the full ARV of \$850K minus \$223K (the value of the construction for the ADU).

This is a 65.00% LTV and a 13.96% Net LTV based on an After Completion Value of \$627,000 for the SFR. Loan structure features 6 months Guaranteed Interest and \$320,000 in Funds Control. Minimum investment for this Trust Deed is \$40,755, yielding a 11.50% annualized return.

What we like about this 1st Trust Deed opportunity:

- Successful repeat Mortgage Vintage Borrower
- 11.50% yield to the Investor
- 65.00% LTV, 13.96% Net LTV
- 732 Credit Score
- 6 Months Guaranteed Interest
- \$320,000 Funds Control

Possible concerns:

Borrower would like to close as soon as possible

### 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**

### Financial

Offering Type : Debt  
 Investor Yield: 11.50%  
 Minimum Raise Amount: \$407,550  
 Minimum Investment Amount: \$40,755  
 Loan amount (\$): \$407,550  
 Lien position: 1 TD  
 Borrower Credit Score: 732.0  
 LTV/CLTV: 65.0%  
 Deal Type: Cash Out  
 Loan Term Length: 24  
 Property Condition: Ground Up Construction  
 Regulation Type: 10238 Multi Lender  
 IRA Eligible: Yes  
 Loan Amount: \$407,550  
 Loan Type: Business Purpose Cash-Out  
 Lien Position: 1st TD  
 Appraised Value: \$627,000 (\$850,000 - ADU permit cost of \$223K)

Pledged 0%

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|                        |              |
|------------------------|--------------|
| Loan amount (\$)       | \$407,550    |
| Estimated Closing Date | Feb 07, 2024 |
| Investor Yield         | 11.50%       |
| Min. Investment        | \$40,755     |
| IRA Eligible           | Yes          |

### Investors

| Name | Amount |
|------|--------|
|------|--------|

Contact Sponsors



**Sandy MacDougall**

- Send Message
- Email Sandy
- (949) 632-6145

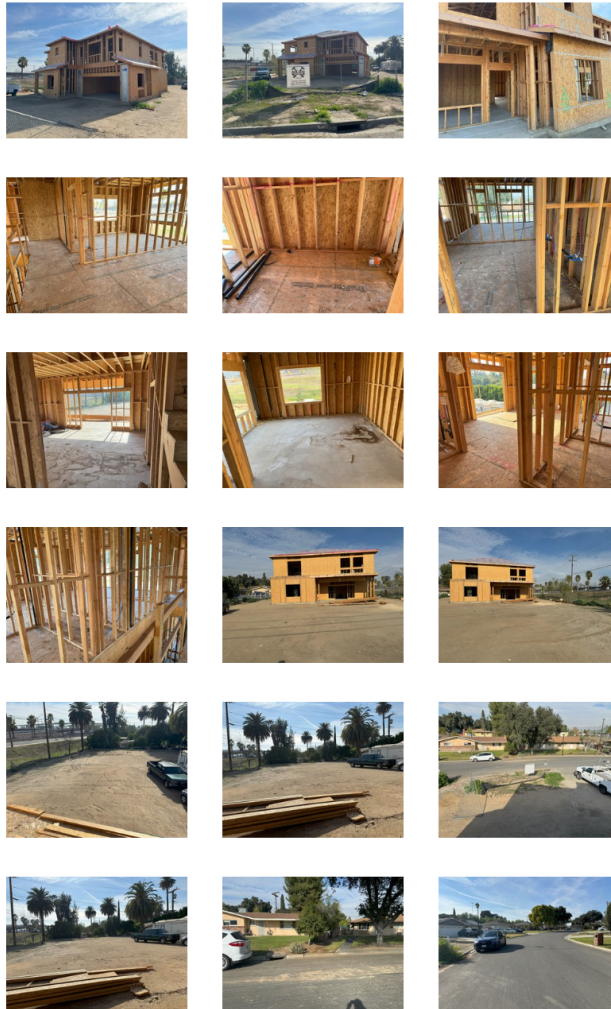
Appraised Value: \$627,000 (900,000 - ARV Const. Cost of \$273,000)  
LTV on ARV Appraised Value: 65.00%  
Net LTV on ARV Appraised Value: 13.96%  
Funds Control: \$320,000  
Lender Rate: 11.50%  
Fractional Interest (10): \$40,755 or 10%  
Monthly Payment to Lender: \$3,905.69  
Amortization/Term: Interest Only / 24 Months  
Guaranteed Interest (Months): 6  
Gross Protected Equity: \$219,450  
Borrower Credit: 732  
Exit Strategy: Sale of Property

### Property Highlights

Occupancy: Non-Owner Occupied  
Property Type: SFR  
After Completion Value: \$627,000  
Total SF: 3,186  
Value PSF: \$196.80  
Lot Size SF: 14,374  
Total Rooms: 10  
Bedrooms: 5  
Bathrooms: 3.5  
Garage: Attached 2 car garage  
Year Built: 2024  
Stories: 2  
Zoning: Residential  
County: Riverside  
APN: 206-142-039



### Photos





#### Documents

[Mondragon\\_-\\_Appraisal\\_-\\_850k\\_ARV\\_-\\_3164\\_Knoll\\_Way.pdf](#) ( application/pdf, 3122659KB)

[Mondragon\\_-\\_Preliminary\\_Report\\_Updated\\_1-10-2024.pdf](#) ( application/pdf, 300304KB)

[Mondragon\\_-\\_Property\\_Profile.pdf](#) ( application/pdf, 242273KB)

#### Investor Questions

Write your question here ...

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#### Covering California

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#### Contact Us

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