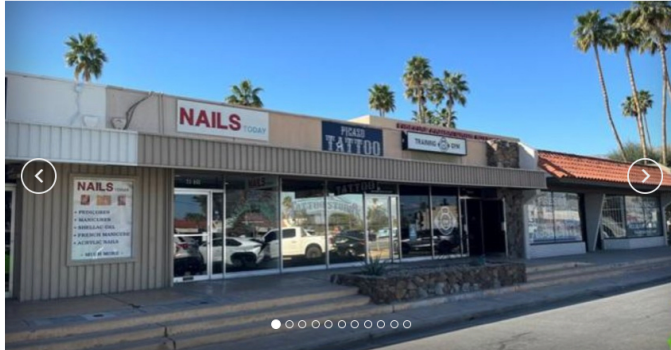


\$1,034,000 1st TD @ 10.50%, 55.00% LTV, 53.35% Net LTV, C/O, Comm., 36 Mo. Term, 6 Months Guar. Int., 3 Prepaid Int., \$41,360, Min. Inv., Palm Desert, CA

Palm Desert, CA, 92260



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

Overview

725 FICO very successful Owner and Founder of "Vista Paint" <https://www.vistapaint.com/> who is also an experienced 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" and 100% tenant occupied commercial investment building. Subject sits just 1 block from and on same side of Highway 111 as the world-famous El Paseo shopping district in Palm Desert. Borrower owns many "free and clear" commercial properties in area. Borrower is pulling cash out from 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. With all MVI loans, this loan is backed with a Personal Guarantee by borrower. 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 subject is very well located in downtown Palm Desert, 1 block from El Paseo shopping district right on high traffic Highway 111. The property consists of 1 building that is basically rectangular in shape and fully level at street grade with 6,000 SF of net rentable space, sitting on two contiguous parcels that together total 0.44 Acres, or 19,166 SF, and is located on a commercial street that offers 4 asphalt-paved lanes. The subject condition is considered good.

The subject building is configured to house 4 users with suites that range in size from 900 SF to 3,000 SF. Each suite offers a retail, front and rear entrances, with one restroom, HVAC and a security and fire alarm system. Physical inspection indicated that the interior build-out was good quality. On-site parking consists of 27 asphalt paved and marked parking spaces with additional parking available on Highway 111.

The subject property is fully occupied with tenants: fitness, tattoo, nails and a bike shop. The annual rental rate for the subject is \$131,300 or Triple Net \$21.88 (PSF). Cap Rate 6.00%.

Subject property is very well located in the revitalization of downtown Palm Desert district, on the 111 Hwy, only 1 block from El Paseo shopping district, restaurants, hotels, country clubs, neighborhoods, west of the 10 FWY.

This 1st Trust Deed is a 55.00% LTV and 53.35% Net LTV on a recent March 2024 Appraised Value of \$1,880,000 with 6 months Guaranteed Interest and 3 months Prepaid Interest, yielding a 10.50% annualized return. Minimum investment is \$41,360. 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, right off 111 HWY
- 55.00% LTV
- 53.35% Net LTV
- 10.50% Investor Yield
- Net Investor Equity: \$876,994
- 100% Fully Occupied; Annual Rental \$131,200 / Monthly \$10,933
- 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

Pledged 0%

Follow this offering

Loan amount (\$)	\$1,034,000
Estimated Closing Date	Apr 05, 2024
Investor Yield	10.50%
Min. Investment	\$41,360
IRA Eligible	Yes

Investors

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

[View Loan Status](#)

Contact Sponsors



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Sandy MacDougall
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Financial

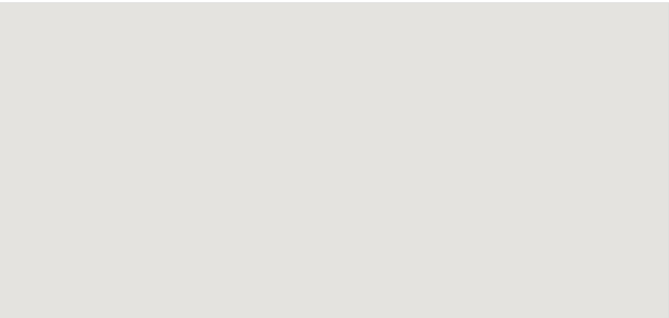
Offering Type : Debt
Investor Yield: 10.50%
Minimum Raise Amount: \$1,034,000
Minimum Investment Amount: \$41,360
Loan amount (\$): \$1,034,000
Lien position: 1 TD
Borrower Credit Score: 725.0
LTV/CLTV: 55.0%
Deal Type: Cash Out
Loan Term Length: 36
Property Condition: No Rehab
Regulation Type: Corp Code 25102F
IRA Eligible: Yes
Lien Position: 1st Trust Deed
Loan Amount: \$1,034,000
Loan to Value (LTV): 55.00%
Net Loan to Value after Prepaid Interest Applied: 53.35%
Loan Type: Business Purpose Cash-Out
Lender Rate: 10.50%
Monthly Payment to Lender: \$9,047.50
Fractional Interests (20): \$41,360
Amortization/Term: Int. Only / 36 Mos.
Net Protective Equity over Appraised Value: \$876,994
Borrower Credit Score: 725
CAP Rate: 6.00%
Guaranteed Interest: 6 Months
Prepaid Interest: 3 Months
Exit Strategy: Conventional Refinance, Personal Assets or Business Proceeds

Property Overview

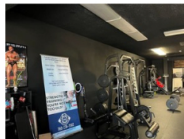
73851 Hwy 111, Palm Desert, CA 92260

Property Highlights

City: Palm Desert
Environmental: Low Risk - No Further Action Required
Property Type: Commercial Building
March 2024 Appraised Value: \$1,880,000
Net Rentable Building: 6,000 SF
Appraised Value Price Per SF: \$313.33
Lot Size: 19,166 SF or .44 acres
Number of Buildings: 1
Floors: 1
Property Current Cap Rate on Appraised Value: 6.00%
Parking: On-site parking consists of 27 asphalt paved and marked parking spaces with additional parking available on Highway 111
Year Built: 1960
Zoning: C1 - Commercial
Occupancy: Non-Owner Occupied
County: Riverside
APN: 627-222-003 and 627-222-004
Est. Closing Date: 4/5/2024



Photos





Documents

[Fischer_-_1_880_000_Appraisal_-_73851___73861_Highway_111__Palm_Desert__CA_92260.pdf](#) (application/pdf, 1689130KB)

[Fischer_-_Preliminary_Report_\(73851_Hwy_111\).pdf](#) (application/pdf, 1010160KB)

[Fischer_-_Property_Profile_-_73851_Highway_111.pdf](#) (application/pdf, 322380KB)

Investor Questions

Write your question here ...

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