

\$174,000 2nd TD @ 12.25%, SFR, 60.00% CLTV, 58.69% Net CLTV, C/O, Owner Occupied, 24 Mos. Term, 6 Mos. Guar. Int., 6 Mos. Prepaid Int., \$58,000 Min Inv., Perris, Riverside County, CA
 Perris, CA, 92570



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

Overview

Business owner, experienced licensed General Contractor of <https://www.floresconstructioninc.com/> is seeking a business purpose cash-out 2nd TD on this owner-occupied SFR in the "Lake Matthews" neighborhood of Perris, Riverside County, CA. Proceeds from this loan will be used to complete a fix and flip SFR rehab property borrower owns in Yucaipa, CA. Exit strategy: sale of fix and flip investment property.

The conventional 1st TD has a balance of \$384,000 with a 2.875% rate, a \$ 3,628/month P&I payment. 1st TD impounds taxes and insurance. The 1st TD matures March 2051.

The subject property is a one story, ranch styled SFR on Scenic View Road in Perris, CA. The subject property consists of 3,018 SF living area, sitting on a 2.49 acres lot. Subject property includes 4 Bedroom / 3 Bathrooms and features a fireplace, inground patio/deck. The subject property is surrounded by similar SFRs in an area with hilltop views of Lake Matthews. The subject is near local shopping, schools, restaurants, hiking trails and parks,

This new loan of \$174,000 is at a 60.00% CLTV and 58.69% Net CLTV based upon the recent March 2024 BPO value of \$930,000. Loan structure features 6 months' guaranteed interest, 6 months' prepaid interest and an 12.25% annualized return for 24 months. Minimum investment is \$58,000.

What we like about this Trust Deed opportunity:

- Business Owner, licensed General Contractor
- 12.25% annualized return
- 6 months Guaranteed Interest
- 6 months of Prepaid Interest

Possible Concerns:

- Borrower would like to close quickly

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



Ms. Nicole Smith

Financial

Offering Type : Debt
 Investor Yield: 12.25%
 Minimum Raise Amount: \$174,000
 Minimum Investment Amount: \$58,000
 Loan amount (\$): \$174,000
 Lien position: 2 TD
 Borrower Credit Score: 682.0
 LTV/CLTV: 60.0%
 Deal Type: Cash Out
 Loan Term Length: 24
 Property Condition: No Rehab
 Regulation Type: 10238 Multi Lender
 IRA Eligible: Yes
 Broker Price Opinion Valuation: \$930,000
 Existing 1st Trust Deed Amount: \$384,000 @ 2.875%, Maturing 03/2051, \$3,628 Mo. P&I payment
 New 2nd Trust Deed Loan Amount: \$174,000
 Total Combined Loan Amounts: \$558,000
 CLTV: 60.00%
 Net CLTV: 58.69%
 Lender Rate: 12.25%
 Monthly Payment to Lender: \$1,776.25
 Fractional Amounts (3): \$58,000

Pledged 0%

Follow this offering

Loan amount (\$)	\$174,000
Estimated Closing Date	Apr 09, 2024
Investor Yield	12.25%
Min. Investment	\$58,000
IRA Eligible	Yes

Investors

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

[View Loan Status](#)

Contact Sponsors



Nicole Smith
[Send Message](#)
 Email Nicole
 (949) 637-2977

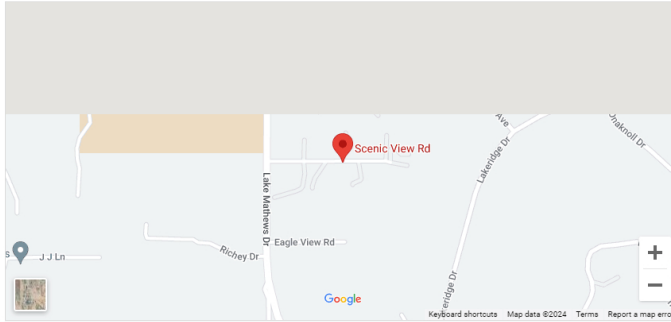


Sandy MacDougall
[Send Message](#)
 Email Sandy
 (949) 632-6145

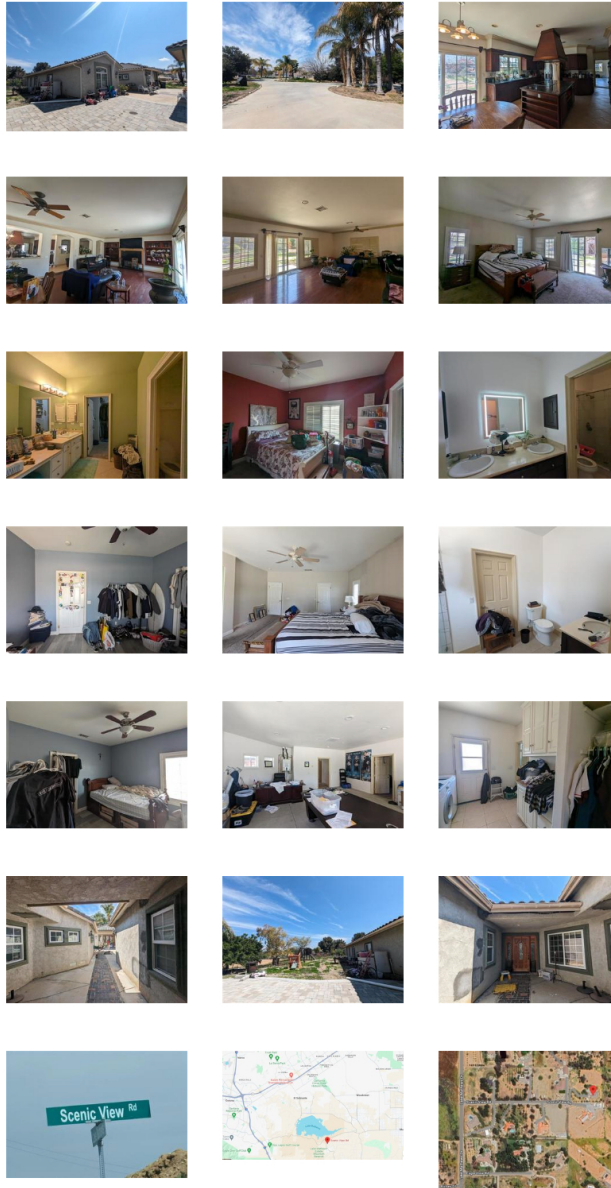
Estimated Income: \$7,500/yr
Guaranteed Interest: 6 months
Loan Term: 24 months
Prepaid Interest: 6 months
Borrower FICO: 682 and 648
Exit Strategy: Sale of other Fix & Flip Investment Property

Property Highlights

Property Type: SFR
BPO Value: \$930,000
Living Area SF: 3,018 SF
Price Per SF: \$308.15
Lot Size SF: 2.49 acres
Total Bedroom: 4
Total Bathroom: 3
Zoned: Residential
Year Built: 2003
Occupancy: Owner Occupied



Photos



Documents

- [Flores_-_930_000_-_BPO_-_03-27-2024.pdf \(application/pdf, 1587622KB\)](#)
- [Flores_-_Preliminary_Report.pdf \(application/pdf, 379041KB\)](#)
- [Flores_-_Property_Profile.pdf \(application/pdf, 396834KB\)](#)

Investor Questions

Write your question here ...

Submit

Covering California

260 Newport Center Dr. Suite #404
Newport Beach, CA 92860

Contact Us

(949) 438-0591
info@crowdtrustdeed.com

Follow

