

**\$1,092,000 1st TD @10.00%, 60% LTV, 58.28% Net LTV, Cash-Out Refi, Non-Owner Occupied, 18 Mos. Term, 6 Mos. Guaranteed Interest, 3 Mos. Prepaid Interest, San Jose, CA**  
 San Jose, CA, 95123



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### Overview

694 Business Owner and Real Estate Investor is seeking a 1st TD cash-out refinance on this non-owner occupied investment property in San Jose, CA. Loan proceeds will be used for cosmetic upgrades to all three of the borrower's properties as well as capital infusion into the borrower's biopharmaceutical consulting business. The exit strategy is to refinance into a conventional 30-year fixed within the next 12 months.

The subject property is a 5,501 SF, two story, single family residence in a nice and desirable suburban area of San Jose, CA. The home is 2,331 SF and consists of 5 bedrooms and 2.5 bathrooms. Other amenities include a fireplace, deck, patio, attached 2-car garage, RV parking space and large back yard. The home is centrally located in San Jose and is close to restaurants, nightlife, shopping, entertainment, schools and medical facilities. The current lease agreement is for \$5,050/month and lasts until May 31, 2027.

This new loan of \$1,092,000 is at a 60.00% LTV and 58.28% Net LTV based upon the recent BPO value of \$1,820,000. The loan structure features 6 months' guaranteed interest, 3 months' prepaid interest and a 10.00% annualized return for 18 months. Minimum investment is \$54,600 or 5.00%.

What we like about this Trust Deed opportunity:

- Business Owner and Real Estate Investor
- 1st Trust Deed at 60.00% LTV and 58.28% Net LTV
- 10.00% Investor Rate
- \$728,000 Investor Equity Protection
- 3 months Prepaid Interest
- 6 months Guaranteed 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. Michael Veal



Mr. Sandy MacDougall CTD

### Financial

Offering Type : Debt  
 Investor Yield: 10.00%  
 Minimum Raise Amount: \$1,092,000  
 Minimum Investment Amount: \$54,600  
 Loan amount (\$): \$1,092,000  
 Lien position: 1 TD  
 Borrower Credit Score: 694.0  
 LTV/CLTV: 60.0%  
 Deal Type: Cash-Out Refinance  
 Loan Term Length: 18  
 Property Condition: No Rehab  
 Regulation Type: Corp Code 25102F  
 IRA Eligible: Yes  
 Loan Type: Business Purpose Cash-Out Refinance  
 Property Type: Single Family Residence  
 BPO Value: \$1,820,000  
 Loan Amount: \$1,092,000  
 Lien Position: 1st  
 LTV: 60.00%  
 Net LTV: 58.28%

Pledged 0%

Follow this offering

Loan amount (\$)	\$1,092,000
Estimated Closing Date	May 03, 2024
Investor Yield	10.00%
Min. Investment	\$54,600
IRA Eligible	Yes

### Investors

Name	Amount
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[View Loan Status](#)

### Contact Sponsors



Sandy MacDougall  
CTD

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



Michael Veal

[Send Message](#)  
 Email Michael  
 (323) 797-0001

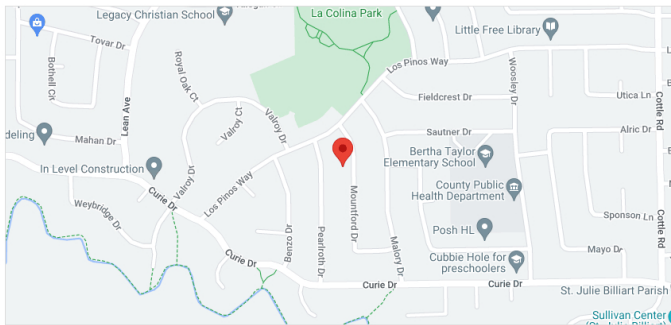
Occupancy: Non-Owner Occupied  
Rate to Investor: 10.00%  
Fraction Interest (20): \$54,600  
Monthly Payment to Investor: \$9,100.00  
Amort./Term: Interest Only / 18 Mos.  
Gross Protected Equity: \$728,000  
Guaranteed Interest: 6 Months  
Prepaid Interest: 3 Months  
Credit Score: 694  
Exit Strategy: Refinance

### Property Overview

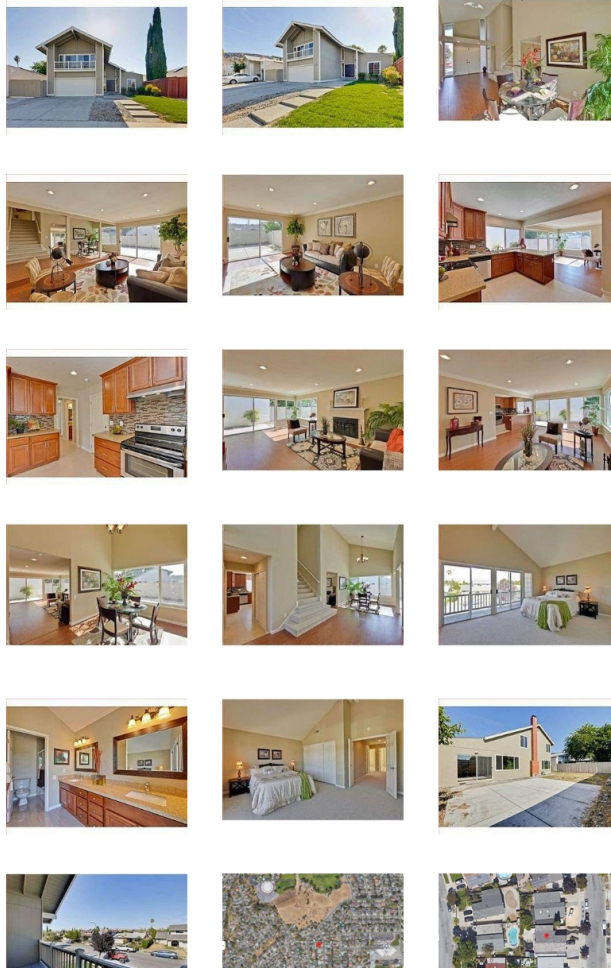
6287 Mountford Dr., San Jose CA 95123

### Property Highlights

Property Type: SFR  
APN: 689-37-080  
BPO Value: \$1,820,000  
Property Living SF: 2,331  
BPO Value SF: \$780.78  
Site: 5,501 SF  
Bedrooms: 5  
Bathroom: 2.5  
Year Built: 1969  
Exterior: Wood/Stucco  
County: Santa Clara  
Occupancy: Non-Owner Occupied  
Zoning: SFR



### Photos





#### Documents

- [Ha\\_-\\_1\\_820\\_000\\_-\\_BPO.pdf \( application/pdf, 2113787KB\)](#)
- [Ha\\_-\\_Preliminary\\_Report.pdf \( application/pdf, 390607KB\)](#)
- [Ha\\_-\\_Property\\_Profile.pdf \( application/pdf, 940797KB\)](#)
- [Ha\\_-\\_Value\\_-\\_Redfin\\_\\_1.844M.pdf \( application/pdf, 973501KB\)](#)

#### 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

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