

\$2,000,000 1st TD @ 15.00%, 25.32% LTV; 23.23 Net LTV; Cash-Out, NOO, Multi-Family Land Refi, 18 Mos. Term, 6 Mos. Guar Int., 6 Mos. Prepaid, \$62,500 Min. Inv., Moreno Valley, CA 92553
 Moreno Valley, CA, 92553



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

Overview

738 & 692 FICO successful MVI Borrowers and Real Estate Developers are seeking a 1st TD to refinance this prime multi-family land in the heart of Moreno Valley, Riverside County, CA with proposed improvements to develop the land into a Multi-Family residential development. The Borrowers acquired this property in 2021 and have since invested a total of \$2.8 million into its acquisition, design, and engineering. At the time of acquisition the property was zoned and entitled for 49 units. Significant efforts have led to the successful upzoning of the property, now boasting approvals for a 96-unit apartment complex, greatly enhancing its value.

Currently, the property is fully entitled for 96 apartment-style units, split evenly between 48 one-bedroom units and 48 two-bedroom units. The proposed sizes for these units are 755 square feet for a one-bedroom and 1,050 square feet for a two-bedroom unit.

The property is situated in the new Downtown City Center, along the well-traveled Alessandro Blvd in Moreno Valley, just 3.5 miles from the new World Logistics Center. The World Logistics Center is set to offer 40 million square feet of e-commerce-related retail, office, and industrial space providing up to 80,000 new full-time jobs. Additionally, the property is located less than 1 mile away from the recently expanded UCR Regional Hospital and Kaiser's Hospital, which together added an additional 2.1 million square feet of hospital and medical office space in 2023, bolstering the area with a substantial number of high-paying medical jobs. The site is close to desirable lifestyle amenities such as Moreno Valley Elementary, Moreno Valley Mall, Lake Perris Recreational Park, and a myriad of schools, shopping plazas, parks, shops, and restaurants, coupled with easy access to the 215 and 60 freeways.

The loan's exit strategy involves paying off the loan with a new construction loan once the final permits and engineering are complete.

The loan stands at a 25.32% loan-to-value (LTV) ratio based on an appraised value of \$7,900,000. Its structure includes 6 months of guaranteed interest and 6 months of prepaid interest, offering a 15.00% annualized return. The minimum investment required is \$62,500, which represents 3.13%.

What we like about this Trust Deed opportunity:

- 738 & 692 credit score
- 25.32% LTV on Appraised Value
- Borrowers are experienced Real Estate developers
- Borrowers are successful, current MVI borrowers
- 15.00% Annualized Return
- 6 months Guaranteed Interest
- 6 months Prepaid Interest

Possible concerns:

- Borrower needs 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

Financial

Offering Type : Debt
 Investor Yield: 15.00%
 Minimum Raise Amount: \$2,000,000
 Minimum Investment Amount: \$62,500
 Loan amount (\$): \$2,000,000
 Lien position: 1 TD
 Borrower Credit Score: 738.0
 LTV/CLTV: 25.32%
 Deal Type: Cash-Out Refinance

Pledged 0%

Follow this offering

Loan amount (\$)	\$2,000,000
Estimated Closing Date	Apr 08, 2024
Investor Yield	15.00%
Min. Investment	\$62,500
IRA Eligible	Yes

Investors

Name	Amount
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[View Loan Status](#)

Contact Sponsors



Sandy MacDougall

CTD

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Email Sandy

(949) 632-6145

Loan Term Length: 18
Property Condition: No Rehab
Regulation Type: Corp Code 25102F
IRA Eligible: Yes
Lien Position: 1st TD
Loan Type: Cash-Out Refinance
Loan Amount: \$2,000,000
Appraised Value / Net LTV: 25.32% / 23.23%
Fractional Interests (32): \$62,500 or 3.13%
Lender Rate: 15.00%
Monthly Payment to Lender: \$25,000
Amortization/Term: Interest Only / 18 Mos
Gross Protective Equity over Appraised Value: \$5,900,000
Guaranteed Interest: 6 Months
Prepaid Interest: 6 Months
Borrower Credit: 738 & 692
Exit Strategy: Construction Loan

Property Overview

25817 Alessandro Blvd., Moreno Valley, CA 92553

Property Highlights

Property Type: Land
Appraised Value: \$7,900,000
Lots SF: 171,190 (3.93 acres)
Appraised Value/SF: \$46.15
Net Living Space SF: 86,640
Total Planned Rental Units: 96
Total Parking: 124 (98 covered and 26 uncovered)
Proposed Year Built: 2025
Style: Townhome style units
Occupancy: Non Owner Occ.
County: Riverside
Zoning: R-15
APN: 484-030-013 & 026



Photos



Documents

- [Walters_-_Appraisal_-_7.9MM_-_Moreno_Valley_-_01-10-2024_-_96_Units_\(1\)__-_7.9_Mil_.pdf \(application/pdf, 3580993KB\)](#)
- [Walters_-_Preliminary_Report.pdf \(application/pdf, 308167KB\)](#)
- [Walters_-_Property_Profile_\(25843_Alessandro_Blvd_-_484-030-026\).pdf \(application/pdf, 216059KB\)](#)
- [Walters_-_Property_Profile_\(25817_Alessandro_Blvd_-_484-030-013\).pdf \(application/pdf, 355744KB\)](#)

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