

**\$742,500 1st TD @ 10.50%, 55.00% LTV, 53.35% Net LTV, C/O, Comm., 36 Mo. Term, 6 Months Guar. Int., 3 Prepaid Int., \$37,125 Min. Inv., Palm Desert, CA**

Palm Desert, CA, 92260



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### Overview

725 FICO very successful borrower who is the Owner and Founder of "Vista Paint" <https://www.vistapaint.com/> and 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" non-owner occupied commercial investment building just 2 blocks from world-famous El Paseo shopping district Palm Desert, right off the 111 Hwy. Borrower is pulling cash out from several of 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. In addition to the investor protective equity on this subject property, borrower is personally guaranteeing this loan. 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 borrower owns many commercial properties in this same village complex and surrounding areas as subject property.

The subject is very well located in downtown Palm Desert, next to El Paseo shopping district, at 44850 Las Palmas Avenue right off Hwy 111. The subject includes 1 commercial building, site totals 0.39 Acres, or 16,988 SF with total rentable building area of 5,400 SF and is located on a commercial street that offers 4 asphalt-paved lanes. The subject is configured to house 7 users with suites that range in size from 425 SF to 1,065 SF. Each suite offers a retail space and an office, front and rear entrances, with one restroom, HVAC and a security and fire alarm system. On-site parking consists of 18 asphalt paved and marked parking spaces with additional parking available on Las Palmas Avenue. Tenant occupants: dog groomer, shoe repair, tattoo, pest control, beauty salon, 1 suite is pending occupancy within 60 days. The annual rental rate for the subject is \$96,719 or Triple Net \$17.91 (PSF). Cap Rate 6.00%. Subject property is very well located in the revitalization of downtown Palm Desert district, right off the 111 Hwy, near El Paseo shopping district, restaurants, hotels, country clubs, neighborhoods, west of the 10 FWY.

This 1<sup>st</sup> Trust Deed is a 55.00% LTV and 53.35% Net LTV on a recent March 2024 Appraised Value of \$1,350,000 with 6 months Guaranteed Interest and 3 months Prepaid Interest, yielding a 10.50% annualized return. Minimum investment is \$37,125. 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, off the 111 HWY
- 55.00% LTV
- 53.35% Net LTV
- 10.50% Investor Yield
- Net Investor Equity: \$629,756 on recent appraisal
- Annual Rent \$96,179
- 6 months Guaranteed Interest
- 3 months Prepaid Interest

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

### Financial

Offering Type : Debt  
 Investor Yield: 10.50%  
 Minimum Raise Amount: \$742,500

Pledged 0%

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Loan amount (\$)	\$742,500
Estimated Closing Date	Apr 15, 2024
Investor Yield	10.50%
Min. Investment	\$37,125
IRA Eligible	Yes

### Investors

Name	Amount
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### Contact Sponsors



**Nicole Smith**  
 Send Message  
 Email Nicole  
 (949) 637-2977



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

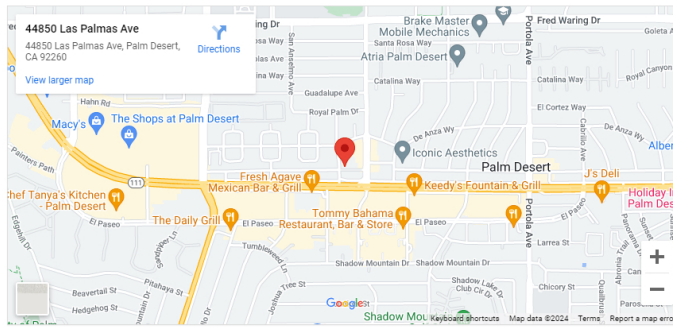
Minimum Investment Amount: \$37,125  
Loan amount (\$): \$742,500  
Lien position: 1 TD  
Borrower Credit Score: 725.0  
LTV/CLTV: 55.0%  
Deal Type: Cash Out  
Loan Term Length: 36  
Property Condition: No Rehab  
Regulation Type: Corp Code 25102F  
IRA Eligible: Yes  
Lien Position: 1st Trust Deed  
Loan Amount: \$742,500  
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: \$6,496.88  
Fractional Interests (20): \$37,125  
Amortization/Term: Int. Only / 36 Mos.  
Net Protective Equity over Appraised Value: \$629,756  
Borrower Credit Score: 725  
CAP Rate: 6.00%  
Guaranteed Interest: 6 Months  
Prepaid Interest: 3 Months  
Exit Strategy: Conventional Refinance or Business Proceeds

### Property Overview

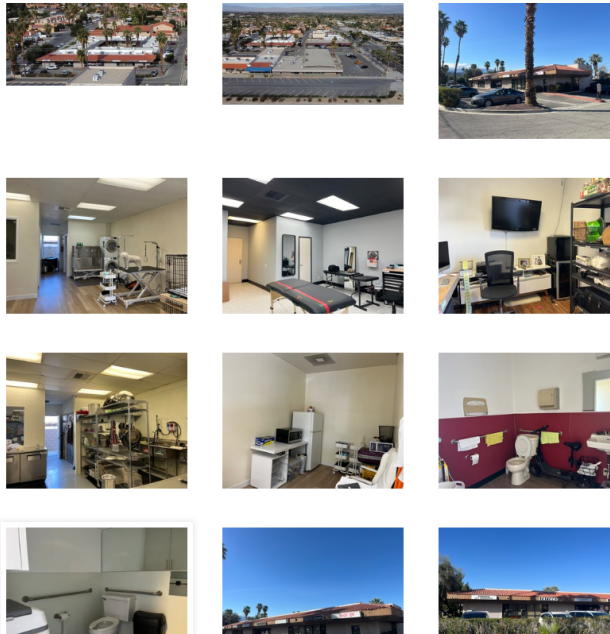
44850 Las Palmas Ave., Palm Desert, CA 92260

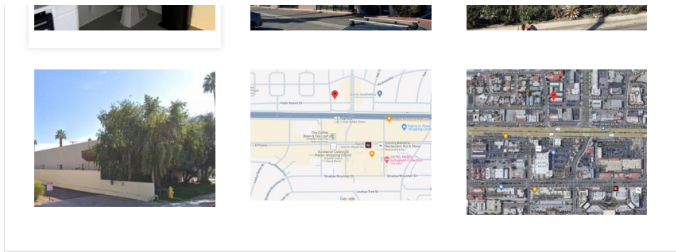
### Property Highlights

City: Palm Desert  
Property Type: Commercial Building  
March 2024 Appraised Value: \$1,350,000  
Net Rentable Building S.F.: 5,400 SF  
Appraised Value Price Per SF: \$250  
Lot Size: 16,988 SF (.39 acres)  
Number of Buildings: 1  
Parking: 18 asphalt paved and marked parking spaces with additional parking available on Las Palmas Avenue  
Property Current Cap Rate on Appraised Value: 6.00%  
Floors: 1  
Year Built: 1986  
Zoning: C1 - Commercial  
Occupancy: Non-Owner Occupied  
County: Riverside  
APN: 627-093-004  
Low Environmental Report - No Further Action Required  
Est. Closing Date: 4/15/2024



### Photos





- Documents**
- [Fischer\\_-\\_1.35M\\_Appraisal\\_-\\_44850\\_Las\\_Palmas\\_Avenue\\_Palm\\_Desert\\_CA\\_92260.pdf \( application/pdf, 1646263KB\)](#)
  - [Fischer\\_-\\_Preliminary\\_Report.pdf \( application/pdf, 309475KB\)](#)
  - [Fischer\\_-\\_Property\\_Profile\\_-\\_44850\\_Las\\_Palmas\\_Ave.pdf \( application/pdf, 360979KB\)](#)

**Investor Questions**

Write your question here ...

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