

Updated 5/7/24: \$1,700,000 1st TD at 14.50%, 34.34% LTV, 32.97% Net LTV, CO, Commcl, 36 Mos. Term, Fully Amortizing, 6 Mos. Guar. Int., 3 Mos. Prepaid Int., \$68,000 Min. Inv., Desert Hot Springs, CA
Desert Hot Springs, CA, 92244



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

Overview

Strong 763 FICO borrower is seeking a 1st trust deed loan on this free and clear - no debt - commercial property to pay for the tenant property improvement allowance of \$1,378,650 stipulated in the Sept. 2023 Lease agreement. Exit: payoff loan from business proceeds or refinance.

The Subject site totals 1.00 Acres, or 43,560 square feet, and is located on a commercial street that offers 2 asphalt-paved lanes. The newly constructed subject property includes 1 freestanding building which is of good quality class "B" construction and was recently constructed in 2021. The subject property is being utilized as a Cannabis cultivation property. The subject is in the process of being extensively built out for high-tech cannabis cultivation use and will offer an entry, 3 restrooms, 4 offices, a break room, 10 flower grow rooms, 4 vegetation rooms, a packing room, and 3 storage/utility rooms, HVAC, an upgraded electrical system, 2 metal roll up doors, a state of the art security system with video monitoring, a gated lot with 2 security entrances. Onsite parking consists of 15 asphalt paved spaces. The subject building is configured to house a single user and the owners have secured a 7-year lease that commenced in Sept. 2023 for \$62,039 per month.

This 1st Trust Deed is a 34.34% LTV and 32.97% Net LTV on a recent Appraised Value of \$4,950,000 with 6 months Guaranteed Interest and 3 months Prepaid Interest, yielding a 14.50% annualized return. Minimum investment is \$68,000. This is a fully amortizing loan over a 3-year term with the monthly payments to the lenders at \$58,515.68/mo.

What we like about this Trust Deed opportunity:

- 763 FICO
- 34.34% LTV
- 32.97% Net LTV
- 14.50% Investor Yield
- Net Investor Equity: \$3,250,000 on recent Appraised
- Fully occupied earning \$62,039/Mo, \$744,468 annual rent / \$18.49 PSF
- 6 months Guaranteed Interest
- 3 months Prepaid Interest
- Fully Amortizing Loan over 3 years

Possible concerns:

- Borrower would like to close as soon as possible

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

Financial

Offering Type : Debt
 Investor Yield: 14.50%
 Minimum Raise Amount: \$1,700,000
 Minimum Investment Amount: \$68,000
 Loan amount (\$): \$1,700,000
 Lien position: 1 TD
 Borrower Credit Score: 763.0
 LTV/CLTV: 34.34%
 Deal Type: Cash Out
 Loan Term Length: 36
 Property Condition: No Rehab
 Regulation Type: Corp Code 25102F
 IRA Eligible: Yes
 Loan Type: Business Purpose Cash-Out

Pledged 20%

[Edit My Investment \\$136,000](#)

[Pledge Again](#)

[Follow this offering](#)

Estimated Closing Date	May 17, 2024
Investor Yield	14.50%
Min. Investment	\$68,000
IRA Eligible	Yes

Investors

Name	Amount
Sandy MacDougall CTD	\$68,000
Sandy MacDougall	\$136,000
Edward Gastaldo	\$68,000
Hal Waite	\$68,000

[View Loan Status](#)

Contact Sponsors



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

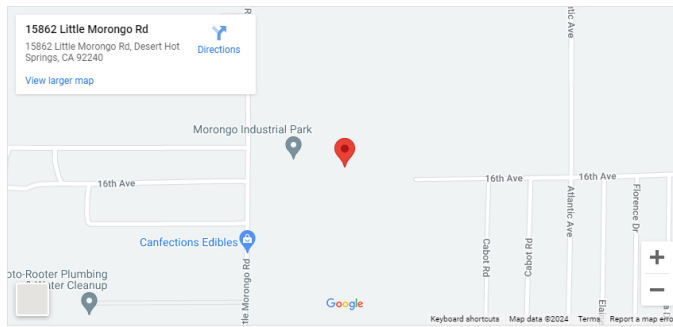
Appraised Value: \$4,950,000
Net LTV: 33.06%
Expected Monthly Rental Income: \$62,039
Fractional Interests (25): \$68,000
Monthly Payment to Lender (fully amortizing loan): \$59,758.56
Amortization/Term: Fully Amortizing/36 Months
Gross Protected Equity over Appraised Value: \$3,250,000
Guaranteed Interest: 6 Months
Prepaid Interest: 3 Months
Credit Score: 763

Property Overview

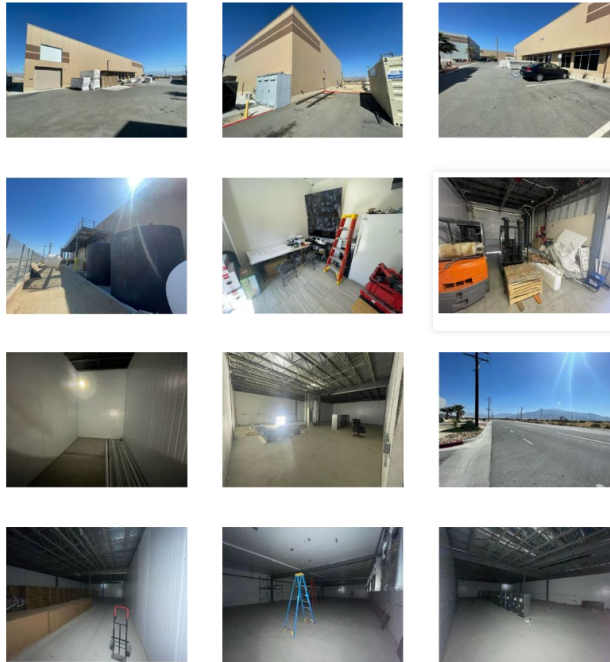
15862 Little Morongo Road, Desert Hot Springs, CA 92244

Property Highlights

Property Type: Industrial Building
Environmental: Low - No Further Action Required
Appraised Value: \$4,950,000
Price /SF: \$178.39
Building SF: 27,748
Lot Size: 1 acre or 43,560 sf
Zoning: I-L, Light Industrial
Number of Buildings: 1
Occupancy: Non-Owner Occupied
County: Riverside
APN: 665-081-018



Photos



Documents

- [Koss_-_Preliminary_Report_updated_5-3-2024.pdf](#) (application/pdf, 276010KB)
- [Koss_-_4_950_000_-_Appraisal_-_04-23-2024.pdf](#) (application/pdf, 2515206KB)
- [Koss_-_Rental_Income_-_Lease_Agreement.pdf](#) (application/pdf, 13339078KB)
- [Koss_-_Handwritten_Business_Purpose_Letter.pdf](#) (application/pdf, 2093645KB)
- [Koss_-_Property_Profile.pdf](#) (application/pdf, 212469KB)

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

Follow

