

**\$575,000 2nd TD @ 11.00%, SFR, 57.55% CLTV, 56.12% Net CLTV, C/O, NOO, 6 Mos. Guar. Int., 3 Mos. Prepaid Int., 24 Mos. Term, \$57,500 Min. Inv., Laguna Beach, Orange County, CA**  
Laguna Beach, CA, 92651



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

### Overview

765 FICO borrower is seeking a 2nd Trust Deed on this Ocean-View Beach Cottage investment SFR located in Laguna Beach, Orange County, CA. The purpose of this loan is to invest in borrowers' merchant payment processing business. Borrowers' small 1st mortgage is current with a principal balance of \$144,427, a fixed interest rate of 4.75%, P&I payment of \$1,756/mo. maturing September 2046.

The subject property is an Ocean View Beach Cottage in South Laguna Beach off PCH and walking distance across the street from many popular beaches. The subject offers 1 Bed / 1 Ba, with 500 SF living space on a 1,400 SF lot. The subject is featured on vacation rental sites and averages \$2,900 monthly. The subject property is very well located on popular beaches, surrounded by restaurants, shopping, hiking trails, parks, downtown Laguna Beach.

This is a 57.55% CLTV and 56.12% Net CLTV on a BPO Value of \$1,250,000 with 6 months Guaranteed Interest and 3 months Prepaid Interest, yielding a 11.00% annualized return, 24 month loan term. Minimum investment is \$57,500. Exit Strategy: refinance or business proceeds.

What we like about this Trust Deed opportunity:

- 765 FICO Borrower
- Oceanview Beach Cottage in popular beach town Laguna Beach
- Small \$144,427 1<sup>st</sup> TD
- 11.00% Investor Yield
- 57.55% CLTV
- 56.12% Net CLTV
- 6 months Prepaid Interest
- 3 months Guaranteed Interest

Possible concerns:

- Borrower would like to close as soon as possible
- Closing Friday, June 17. No IRA account wires.

### Management

President and Founder, 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, Inc. sells 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  
 Sold Rate: 11.00%  
 Minimum Raise Amount: \$575,000  
 Minimum Investment Amount: \$57,500  
 Loan amount (\$): \$575,000  
 Lien position: 2 TD  
 Borrower Credit Score: 765.0  
 LTV/CLTV: 57.55%  
 Deal Type: Cash Out  
 Loan Term Length: 24  
 Property Condition: No Rehab  
 Regulation Type: 10238 Multi Lender  
 IRA Eligible: No  
 Loan Type: Business Purpose Cash-Out  
 Property Type: SFR  
 BPO Valuation: \$1,250,000  
 Existing 1st TD: \$144,427 @ 4.75%, maturing 9/2043  
 Combined Loan Amount: \$719,427  
 Net CLTV: 56.12%

Pledged 70%

Follow this offering

Loan amount (\$)	\$575,000
Estimated Closing Date	Jun 17, 2024
Sold Rate	11.00% %
Min. Investment	\$57,500
IRA Eligible	No

### Investors

Name	Amount
Michael Bumbaca	\$287,500
Steven Stein	\$115,000

### Contact Sponsors



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



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

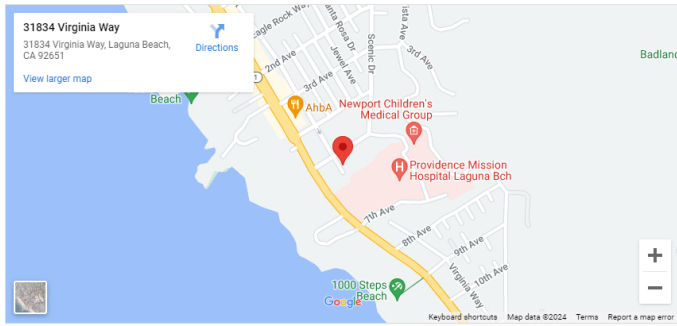
Occupancy: Non Owner Occupied  
Monthly Payment to Investor: \$5,989.58  
Amort./Term: Interest Only / 24 mos.  
Guaranteed Interest: 6 Months  
Prepaid Interest: 3 Months  
Exit Strategy: Refinance or Business Proceeds

### Property Overview

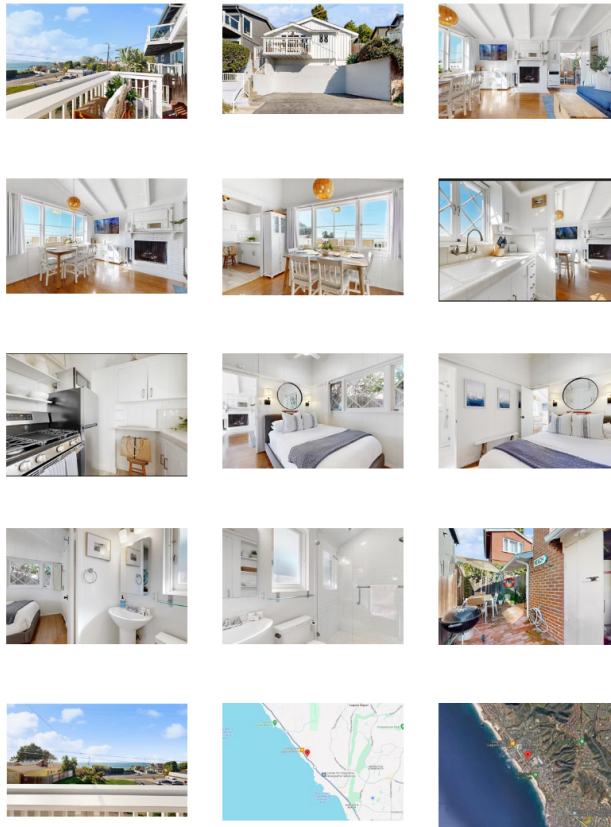
31834 Virginia Way, Laguna Beach, Ca 92651

### Property Highlights

Property Type: SFR  
BPO Value: \$1,250,000  
Property Living SF: 500  
BPO Value/SF: \$2,500  
Bedrooms: 1  
Bathrooms: 1  
Year Built: 1953  
Exterior: Wood  
County: Orange County  
Occupancy: Non Owner Occupied



### Photos



### Documents

- [Arellano\\_-\\_1\\_250\\_000\\_BPO.pdf](#) ( application/pdf, 753042KB)
- [Arellano\\_-\\_Preliminary\\_Report.pdf](#) ( application/pdf, 290795KB)
- [Arellano\\_-\\_Property\\_Profile.pdf](#) ( application/pdf, 1770076KB)

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

Follow

