

\$775,000 1st TD @ 12.50%, 25.49% LTV, 24.60% Net LTV, C/O, Comm. Lot., 24 Mo. Term, 6 Months Guar. Int., 3 Prepaid Int., \$38,750 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 improved 1.61-Acre Commercial Zoned Lot operating as a RV dealership with great visibility off the 10 FWY and Washington Street exit in Palm Desert, CA. Borrower is pulling cash out from several of his commercial properties for large real estate development project in Coachella Valley. Borrower using private money vs. traditional for speed. Borrower and his commercial real estate partner both placing Personal Guarantees on this loan. Combined net worth estimated \$645M. Personal Financial Statements in Investor Dropbox.

The subject property includes an RV dealership located within "Washington Business Park" with great visibility off 10 FWY. The Subject site totals 1.61 Acres, or 70,131 SF, and is located on a street that offers 2 asphalt-paved lanes. The subject site is improved with asphalt paving, lighting and palm trees around the parameter. The appraisers noted the improvements were in good condition. The subject earns \$216,098 annual rent, \$3.08 triple net PSF and a 6.25% Cap Rate. Subject is surrounded by mixed commercial and retail uses along the borders of the primary traffic artery with residential along the interior streets.

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.

This 1st Trust Deed is a 25.49% LTV and 24.60% Net LTV on a recent March 2024 Appraised Value of \$3,040,000 with 6 months Guaranteed Interest and 3 months Prepaid Interest, yielding a 12.50% annualized return. Minimum investment is \$38,750. 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 right off 10 HWY high visibility
- 25.49% LTV
- 24.60% Net LTV
- 12.50% Investor Yield
- Net Investor Equity: \$2,292,106 on recent appraisal
- 6 months Guaranteed Interest
- 3 months Prepaid Interest
- Two Personal Guarantors

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: 12.50%
 Minimum Raise Amount: \$775,000
 Minimum Investment Amount: \$38,750
 Loan amount (\$): \$775,000
 Lien position: 1 TD
 Borrower Credit Score: 725.0

Pledged 5%

Follow this offering

Loan amount (\$)	\$775,000
Estimated Closing Date	May 16, 2024
Investor Yield	12.50%
Min. Investment	\$38,750
IRA Eligible	Yes

Investors

Name	Amount
Nicole Smith	\$38,750

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Contact Sponsors



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



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

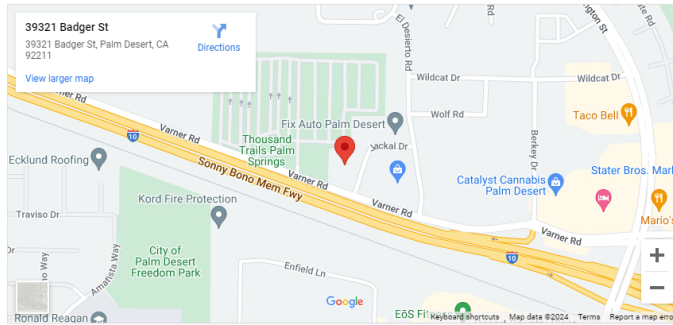
LTV/CLTV: 25.49%
Deal Type: Cash Out
Loan Term Length: 24
Property Condition: No Rehab
Regulation Type: Corp Code 25102F
IRA Eligible: Yes
Lien Position: 1st Trust Deed
Net Loan to Value after Prepaid Interest Applied: 24.60%
Loan Type: Business Purpose Cash-Out
Monthly Payment to Lender: \$8,072.92
Fractional Interests (20): \$38,750
Amortization/Term: Int. Only / 24 Mos.
Net Protective Equity over Appraised Value: \$2,292,106
Borrower Credit Score: 725
CAP Rate: 6.25%
Guaranteed Interest: 6 Months
Prepaid Interest: 3 Months
Exit Strategy: Conventional Refinance or Business Proceeds

Property Overview

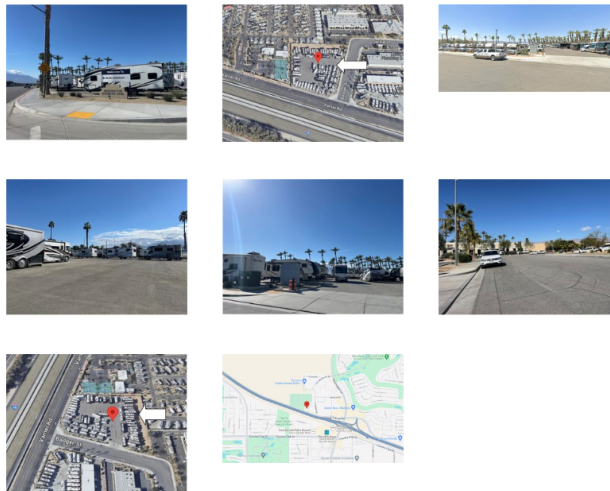
39321 Badger Street, Palm Desert, CA

Property Highlights

City: Palm Desert
Property Type: Improved Commercial Zoned Lot
March 2024 Appraised Value: \$3,040,000
Net Rentable Lot S.F.: 70,121 or 1.61 acres
Appraised Value Price Per SF: \$43.35
Zoning: CPS - Commercial
Property Current Cap Rate on Appraised Value: 6.25%
Occupancy: Non-Owner Occupied
County: Riverside
APN: 626-330-060
Low Environmental Report - No Further Action Required
Est. Closing Date: 5/16/2024



Photos



Documents

- [Fischer_-_3_040_000_Appraisal_-_39321_Badger_St__Palm_Desert__CA.pdf](#) (application/pdf, 2686403KB)
- [Fischer_-_Preliminary_Report.pdf](#) (application/pdf, 938167KB)
- [Fischer_-_Property_Profile_-_39321_Badger_Street__Palm_Desert__CA_92211.pdf](#) (application/pdf, 535433KB)

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