

\$1,010,000 2nd TD, 12.50%, Condo, 60.83% CLTV, 58.63% Net CLTV, CO, OO, \$40,400 Min Inv., 24 Mos. Term, 6 Mos. Guar. Int., 6 Mos. Prep. Int., Laguna Beach, CA
 Laguna Beach, CA, 92651



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

Overview

Borrowers are seeking a business purpose 2nd Trust Deed on this fully remodeled, ocean-front, owner-occupied condominium in the private community of "Laguna Lido" in Laguna Beach near popular Thousand Steps and Table Rock beaches. The purpose of this loan is to pay off an existing \$484K 2nd TD in good standing and the balance will be invested into borrowers' licensed platform used by CPAs and small business owners to facilitate tax credits and refunds. Borrowers' 1st mortgage is current with a principal balance of \$936,694 a fixed interest rate of 4.625%, P&I payment of \$7,899/mo. maturing May 2052. Borrowers using private money for speed of transaction

The subject property sits on the beach, oceanfront, with extensive views of the Pacific Ocean and Catalina Island in a private complex called "Laguna Lido" in South Laguna Beach. The subject is a one-story, condominium in excellent condition, with a total of 4 rooms, 2 Bed / 2 Bath with 1,056 SF living space. The subject features recreational facilities: Pool/Spa, Steam Room, Gym/Exercise Room, Billiard Room, and Card Room. Additionally, the subject offers beach lockers and direct beach access and a 1 car designated garage. The subject's recent remodel included, custom cabinets throughout, kitchen remodel (quartzite countertops, backsplash), wood flooring, California closets in master, quartz in both bathrooms, stone/tile shower walls, updated appliances, new water heater, water treatment system

This subject is very well located in popular beach town of Laguna Beach, near Aliso Creek and the Montage Resort, sits on the beach, surrounded by many similar beachfront properties, schools, restaurants, shopping, hiking trails, parks, and on PCH Hwy.

This is a 60.83% CLTV and 58.63% Net CLTV on a recent Appraised Value of \$3,200,000 with 6 months Guaranteed Interest and 6 months Prepaid Interest, yielding a 12.50% annualized return, 24-month loan term. The minimum investment is \$40,400. Exit Strategy: refinance or business proceeds.

What we like about this Trust Deed opportunity:

- Oceanfront in Laguna Beach, Fully Remodeled Condominium
- 12.50% Investor Yield
- 60.83% CLTV on recent appraisal
- 58.63% Net CLTV
- 6 months Prepaid Interest
- 6 months Guaranteed Interest
- Lower credit score impacted by a Credit Dispute

Possible concerns:

- Borrower would like to close as soon as possible

Management

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 Trust Deed Investments. Our mission is to provide the highest quality Trust Deed Investment opportunities with service, communication transparency.

Mortgage Vintage, Inc. sells Trust Deeds on the CrowdTrustDeed platform. CrowdTrustDeed offers individual and fractional Trust Deed Investments throughout California. Investors looking to diversify their investment portfolio can achieve 8% - 12% current income returns through these real investments.



Mr. Sandy MacDougall



Ms. Nicole Smith

Financial

Offering Type : Debt
 Sold Rate : 12.50%
 Minimum Raise Amount: \$1,010,000
 Minimum Investment Amount: \$40,400
 Loan amount: \$1,010,000
 Lien position: 2ND
 Borrower Credit Score: 639.0
 LTV/CLTV: 60.83%
 Deal Type: Cash Out
 Loan Term Length: 24
 Property Condition: No Rehab
 Regulation Type: Corp Code 25102F
 IRA Eligible: Yes

Pledged 0%

Follow this offering

@ Loan amount	\$1,010,000
📅 Estimated Closing Date	Aug 14, 2024
📊 Sold Rate	12.50
📦 Min. Investment	\$40,400
IRA Eligible	Yes

Investors

Name	Amount
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Contact Sponsors



Nicole Smith

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 Email Nicole
 📞 (949) 637-2877



Sandy MacDougall

[Send Message](#)
 Email Sandy
 📞 (949) 632-0145

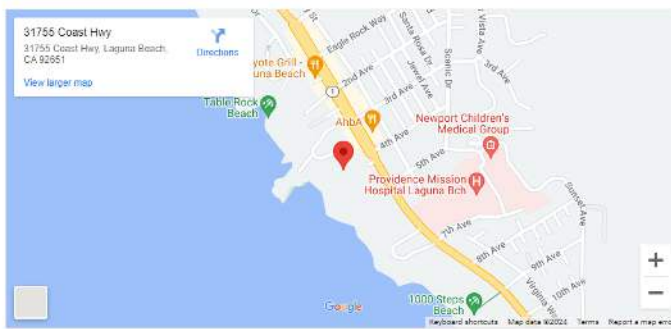
Loan Type: Cash-Out
Appraised Valuation: \$3,200,000
1st Trust Deed: \$936,694 @ 4.625% fixed with \$7,897, maturing May 2052
CLTV: 60.83%
Net CLTV: 58.63%
Prepaid Interest: 6 months
Guaranteed Interest: 6 months
Monthly Lender Payment: \$10,520.83
Protective Equity: \$1,263,306.00
Exit Strategy: Refinance or Business Proceeds

Property Overview

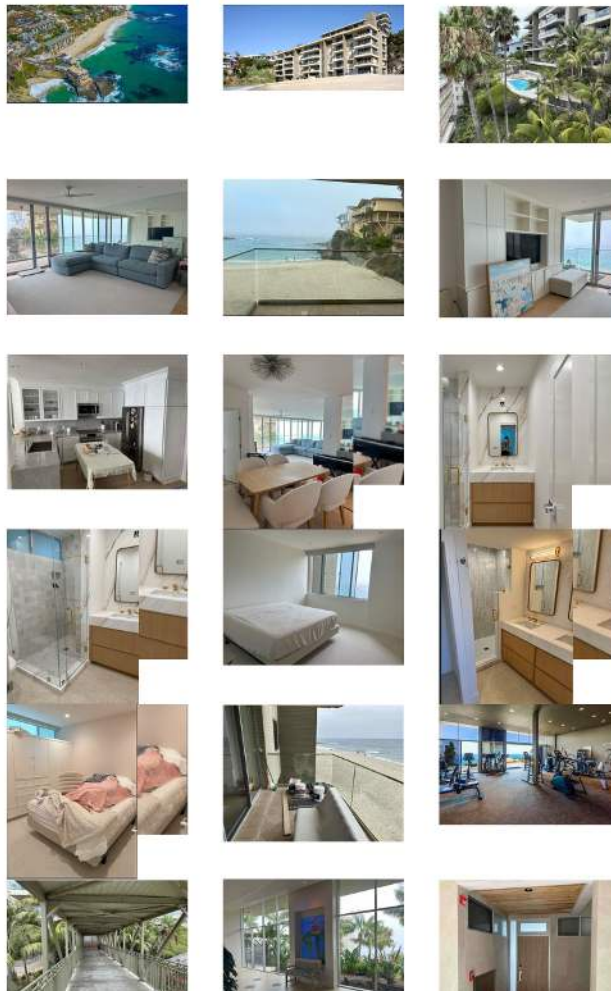
31755 Coast Hwy, Unit 210, Laguna Beach, CA 92651

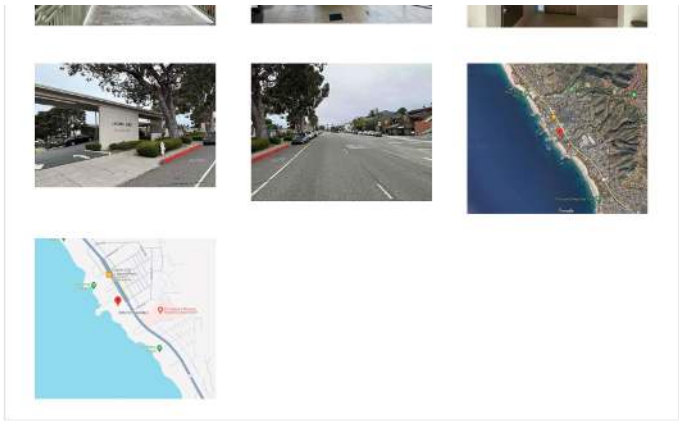
Property Highlights

Property Type: Condo
Appraised Value: \$3,200,000
Occupancy: Owner Occupied
County: Orange County
APN: 897-020-19
Square Footage: 1,056
Appraised Value /SF: \$3,030
Bedrooms: 2
Bathrooms: 2
Exterior: Stucco/Wood
Stories: 1, Condo Building has 5 stories
Zoning: R1



Photos





Documents
Maletta_-_3.2M_Appraisal.pdf (application/pdf, 29926310KB)
Maletta_-_Preliminary_Report.pdf (application/pdf, 250744KB)
Maletta_-_Property_Profile.pdf (application/pdf, 281148KB)

Investor Questions

Write your question here

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