

\$140,000 2nd TD @ 12.25%, SFR, 49.47% CLTV, 46.75% Net CLTV, CO Refi, NOO, 24 Mos. Term, 6 Mos. Guar. Int., 6 Mos. Prep. Int., \$35,000 Min. Inv., Jurupa Valley, Riverside, CA
 Jurupa Valley, CA, 92509



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Overview

700 FICO borrower is seeking a business purpose 2nd Trust Deed on this investment rental property in Jurupa Valley, Riverside County, CA. The purpose of this loan is to pay off an existing \$65K 2nd TD and the balance will be invested into borrower's autobody repair company. Borrowers' 1st mortgage is current with a small principal balance of \$47,507 a fixed interest rate of 6.50%, P&I payment of \$880/mo. maturing February 2033.

The subject is a one-story, ranch style prefab SFR on permanent foundation with a total of 5 rooms, 3 Bed / 2 Bath with 1,344 SF living space on a .18 acres lot with a 2 car detached garage. The subject property is fully occupied earning \$2,500 monthly rental income. The subject is surrounded by similar properties, schools, restaurants, shopping, and the 60 FWY.

This is a 49.47% CLTV and 46.75% Net CLTV on a recent BPO Value of \$379,000 with 6 months Guaranteed Interest and 6 months Prepaid Interest, yielding a 12.25% annualized return, 24-month loan term. The minimum investment is \$35,000. Exit Strategy: refinance or business proceeds

What we like about this Trust Deed opportunity:

- 700 FICO Borrower
- Small 1st TD \$47,507 a fixed interest rate of 6.50%, P&I payment of \$880/mo
- 12.25% Investor Yield
- 49.47% CLTV on recent BPO value report
- 46.75% Net CLTV
- Income Generating Investment Rental Property
- 6 months Prepaid Interest
- 6 months Guaranteed Interest

Possible concerns:

Borrower would like to close as soon as possible

Management

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 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: 12.25%
 Minimum Raise Amount: \$140,000
 Minimum Investment Amount: \$0
 Loan amount: \$35,000
 Lien position: 2ND
 Borrower Credit Score: 700.0
 LTV/CLTV: 49.47%
 Deal Type: Cash-Out Refinance
 Loan Term Length: 24
 Property Condition: No Rehab
 Regulation Type: 10238 Multi Lender
 IRA Eligible: Yes
 BPO Valuation: \$379,000
 Loan Type: Business Purpose Cash Out Refinance
 1st Trust Deed : \$47,507 @ 6.50% Fixed with \$880 mo. PI, Feb 2033 matures
 New 2nd Trust Deed: \$140,000
 Combined Loan Amounts: \$187,507
 CLTV: 49.47%
 Net CLTV: 46.75%
 Protective Equity: \$107,508

Pledged 0%

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@ Loan amount	\$35,000
📅 Estimated Closing Date	Aug 15, 2024
📈 Sold Rate	12.25%
📦 Min. Investment	\$0
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](#)

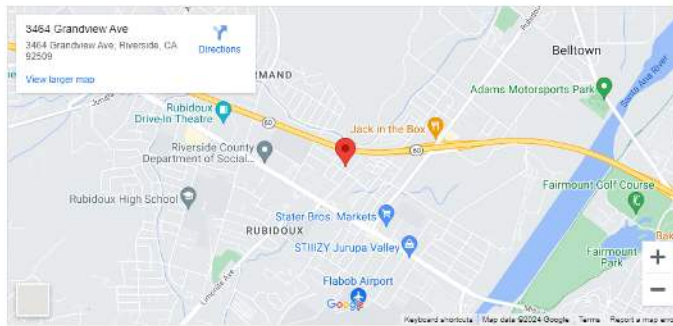
Monthly Lender Payment: \$1,458.33
Guaranteed Interest: 6 months
Prepaid Interest: 6 months
Rental Income: \$2,500
Exit Strategy: Refinance DSCR or Business Proceeds

Property Overview

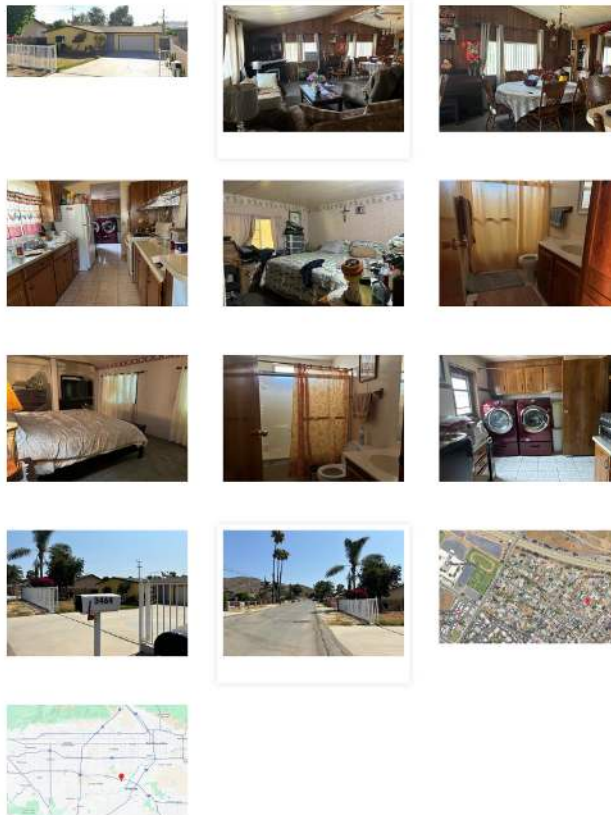
3464 Grandview Ave., Riverside, CA 92509

Property Highlights

Property Type: SFR manufactured on foundation
BPO Value: \$379,000
Occupancy: Non-Owner Occupied
County: Riverside
APN: 179-053-009
Square Footage: 1,344
BPO Value /SF: \$281.99
Lot Size: .19 acres
Bedrooms: 3
Bathrooms: 2
Exterior: Stucco
Stories: 1
Year Built: 1984
Zoning: Residential



Photos



Documents

- [Zelina_-_379K_BPO.pdf](#) (application/pdf, 958762KB)
- [Zelina_-_Preliminary_Report.pdf](#) (application/pdf, 323388KB)
- [Zelina_-_Property_Profile.pdf](#) (application/pdf, 255872KB)

Investor Questions

Write your question here ...

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