

\$335,000 2nd TD @ 12.00%, 63.10% CLTV, 62.70% Net CLTV, Refi., OO, SFR, 24 Mos. Term, 6 Mos. Guar. Int., 3 Mos. Prep. Int., \$33,500, Min. Inv., Dublin, CA

Dublin, CA, 94568



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Overview

1. Loan Purpose: 750 FICO and successful Mortgage Vintage borrower, business owner and real estate investor seeking a business purpose refinance 2nd TD on this owner occupied SFR in Dublin, Alameda County, CA. Borrower's current and in good standing on his conventional 1st TD. The balance is at \$1,432,000 and has an interest rate of 3.99%.

Funds from our loan will be used to refinance the Borrower's existing 2nd mortgage. The original loan was used to renovate the Borrower's duplex in San Francisco bring the property value up to \$4.5MM. The renovation is now complete and the property is now listed for sale. With this refinance the Borrower is bringing in approximately \$47,000 to closing. The exit strategy from our loan is to pay off the loan with proceeds from the sale of the San Francisco Duplex property.

2. Property Description: The subject property is a contemporary style, two-story, SFR in perfect condition, in a very well-establish and affluent area of Alameda County. All homes in the area are \$2,000,000+. This home was built by the Toll Brothers in 2015 and included all upgrades in construction. The home is 4,015 SqFt, sits on an 8,170 SqFt lot, and has 12 total rooms including 5 bedrooms, 4.5 bathrooms, an upstairs loft, a private yard with no rear neighbors, and a covered patio with fireplace. The property is well located near many shopping plazas, schools, parks, BART, freeways, hiking trails, restaurants, entertainment, and medical facilities.

3. Investment Summary: This is a 63.10% CLTV, 62.70% Net CLTV based on the recent BPO value of \$2,800,000. Loan structure features 6 months of guaranteed interest and 3 months of prepaid interest, yielding a 12.00% annualized return. Minimum investment is \$33,500 or 10%.

4. What We Like:

- Successful Mortgage Vintage Borrower
- Borrower is bringing in \$47K to close
- Beautiful, affluent neighborhood in Northern CA
- 750 FICO borrower
- Successful business owner and real estate investor
- 6 months Guaranteed Interest, 3 months prepaid interest
- \$1,033,184 Investor Equity Protection

5. Possible Concerns:

- Borrower would like to close quickly

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.

Pledged 0%

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Loan amount (\$)	\$335,000
Estimated Closing Date	Jul 10, 2024
Sold Rate	12.00
Min. Investment	\$33,500
IRA Eligible	Yes

Investors

Name	Amount
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[View Loan Status](#)

Contact Sponsors

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Jim Bowers
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 Email Jim
 (310) 871-3970

Generate a financial income return through these four investments.



Mr. Sandy MacDougall



Mr. Jim Bowers

Financial

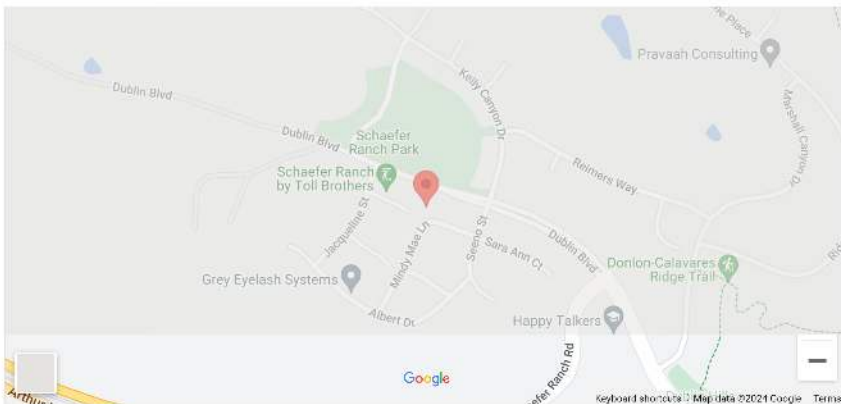
Offering Type : Debt
Sold Rate: 12.00%
Minimum Raise Amount: \$335,000
Minimum Investment Amount: \$33,500
Loan amount (\$): \$335,000
Lien position: 2 TD
Borrower Credit Score: 750.0
LTV/CLTV: 63.1%
Deal Type: Rate and Term Refinance
Loan Term Length: 24
Property Condition: No Rehab
Regulation Type: 10238 Multi Lender
IRA Eligible: Yes
Loan Type: Refinance
BPO Valuation: \$2,800,000
Existing 1st Mortgage: \$1,431,816
New 2nd Mortgage: \$335,000
Combined Loan Amount: \$1,766,816
CLTV: 63.10%
NetCLTV: 62.70%
Number of Fractional Interests (10): \$33,500 or 10%
Monthly Lender Payment: \$3,350.00
Amort./Term: Interest Only/24 mos.
Protective Equity: \$1,033,184.00
Guaranteed Interest: 6 months
Prepaid Interest: 3 months
Exit Strategy: Sell Property

Property Overview

7560 Mindy Mae Ln, Dublin, CA 94568;

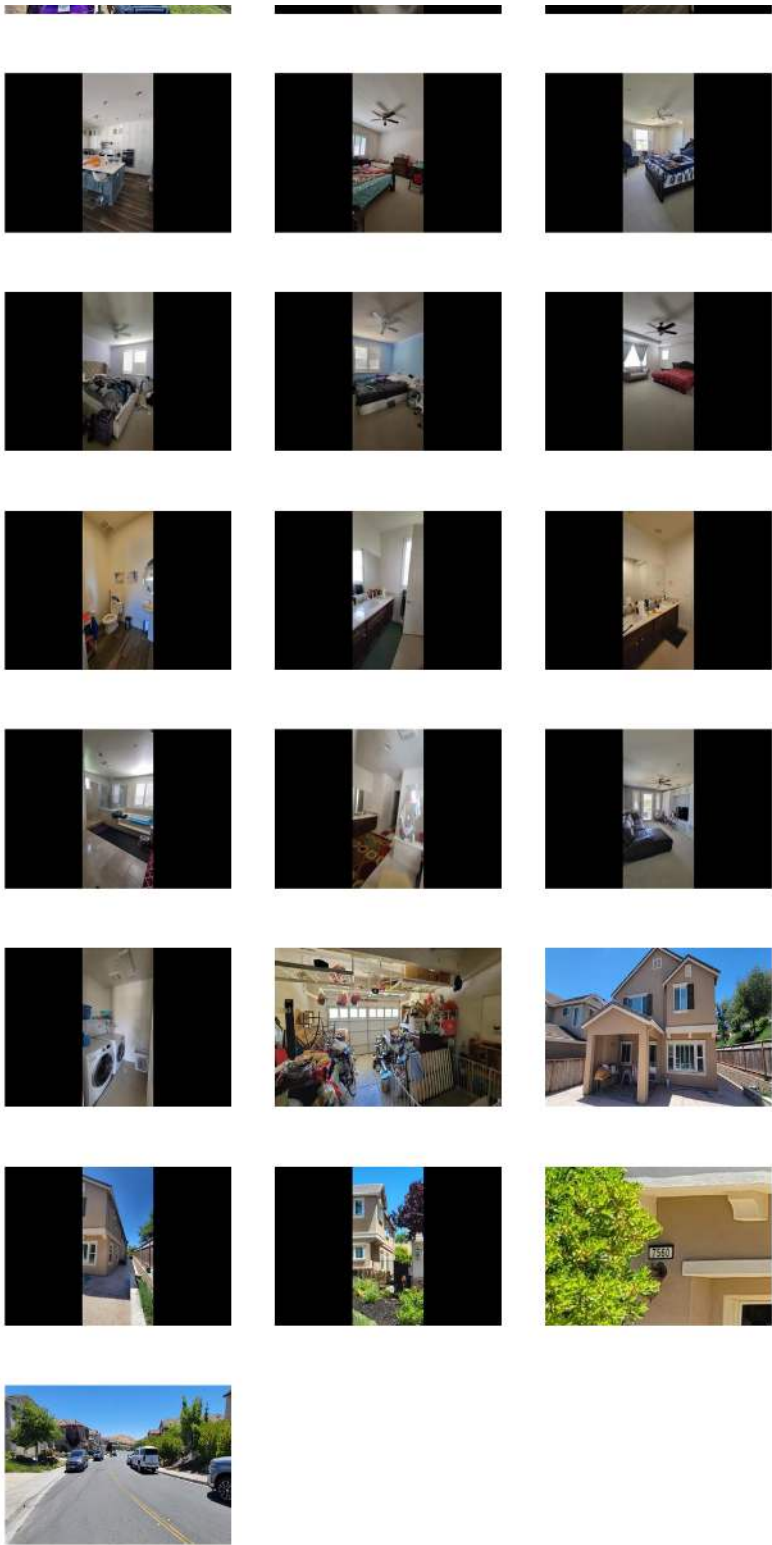
Property Highlights

Property Type: SFR
BPO Value: \$2,800,000
Square Footage: 4,015
BPO Value /SF: \$697.38 per s.f.
Lot Size: 8,170 s.f. or .19 acres
Bedrooms: 5
Bathrooms: 3.5
Exterior: Stucco
Stories: 2
Year Built: 2015
Zoning: Residential
Occupancy: Owner Occupied
County: Alameda
APN: 941-2847-38



Photos





Documents

- [Sun_-_2_800_000_BPO_-_6-27-24.pdf](#) (application/pdf, 839613KB)
- [Sun_-_Preliminary_Report.pdf](#) (application/pdf, 346062KB)
- [Sun_-_Property_Profile.pdf](#) (application/pdf, 571700KB)
- [Sun_-_Value_-_Redfin_-_2_821_211.pdf](#) (application/pdf, 3484169KB)
- [Sun_-_Value_-_Zillow_2_599_700.pdf](#) (application/pdf, 6449729KB)

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