

\$758,000 2nd TD @ 12.50%, 62.22% CLTV, 31.95% Net CLTV, Cash-Out, NOO, Duplex, 24 Mos. Term, 6 Mos. Guar. Int., 3 Mos. Prep. Int., \$37,900, Min. Inv., Los Angeles, CA
 Los Angeles, CA, 90045



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Overview

1. Loan Purpose: Successful Mortgage Vintage borrowers and successful real estate investors are seeking a business purpose 2nd TD cash-out on this Duplex rental investment property in Los Angeles, CA. 100% of the funds from our loan proceeds will be put into Funds Control to reconfigure the existing Duplex and add 2 new fully permitted ADU units in the back of this subject property. Exit strategy from our loan is a conventional refinance once construction is complete. The first TD has a principal balance of \$735k with a 8.125% rate.

2. Property Description: The subject property is a traditional style Duplex in a suburban neighborhood surrounded by like properties many of which have been fully renovated. The subject property when completed will consist of two ADUs and will total 4,400 SF of rentable living space. The subject property will be divided into 4 rental units, sitting on a 6,707 SF lot. The existing duplex will be converted from two 1BR/1BA units (508 Sq Ft each) to two 2BR/2BA units (1,000 Sq Ft each). Market rent for each unit is estimated to be \$3,750. The new two additional ADUs once completed will each consist of 5 total rooms with 2 BR/3BA = 1,200 Sq Ft each. Market rent for each unit is estimated to be \$4,750. The subject property is very well located just East of Marina Del Rey, Play Del Rey and the Los Angeles Airport. The subject property is located near many schools, shopping, and restaurants, just West of the 405 FWY.

3. Investment Summary: This is a 62.22% CLTV 2nd TD with a Net CLTV of 31.95% on a recent appraised value of \$2,400,000. Loan structure features 6 months' guaranteed interest, 3 months prepaid interest, \$700,000 in funds control and 12.50% annualized return. Minimum investment is \$37,900 or 5.00%.

4. What We Like:

- Well located Duplex; once complete 4 rentable units
- 12.50% annualized return
- 62.22% CLTV 34.55% Net CLTV
- 100% funds in Funds Control (\$700k)
- 6 months Guaranteed Interest
- 3 Months Prepaid Interest
- 759 and 704 FICOs
- Potential Gross Rental Income of \$17,000/mo.

5. Possible Concerns:

- The borrower needs 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

Financial

Offering Type : Debt
 Sold Rate: 12.50%
 Minimum Raise Amount: \$758,000
 Minimum Investment Amount: \$37,900
 Loan amount: \$758,000
 Lien position : 2ND
 Borrower Credit Score: 704.0
 LTV/CLTV: 62.22%
 Deal Type: Cash Out
 Loan Term Length: 24
 Property Condition: Major Rehab
 Regulation Type: Corp Code.25102F
 IRA Eligible: Yes
 Loan Type: Cash Out
 1st TD Loan Balance: \$735,297
 New 2nd TD Loan: \$758,000

Pledged 0%

Follow this offering

@ Loan amount	\$758,000
📅 Estimated Closing Date	Aug 12, 2024
📈 Sold Rate	12.50%
📦 Min. Investment	\$37,900
IRA Eligible	Yes

Investors

Name	Amount
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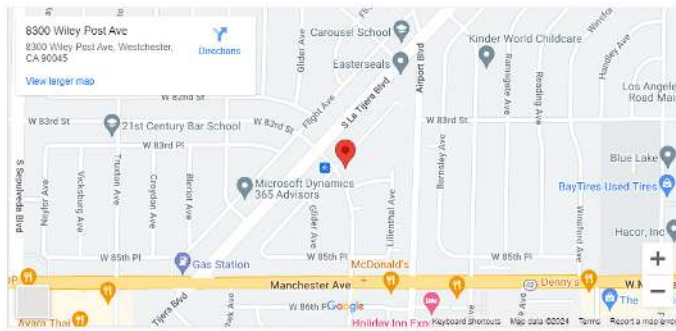
Combined Loan Amounts: \$1,493,297
Funds Control: \$700,000
Appraised Value: \$2,400,000
CLTV: 62.22%
Net CLTV: 31.95%
Number of Fractional Interests: 20.0
Fractional Min. Investment: \$37,900 or 5%
Monthly Lender Payment: \$7,895.83
Gross Protective Equity: \$006,703.00
Guaranteed Interest: 6 months
Prepaid Interest: 3 months
Expected Rental Income: \$17,000
Exit Strategy: Refinance

Property Overview

8300 Wiley Post Ave., Los Angeles, CA 90045

Property Highlights

Property Type: 4 Flex
Appraised Value: \$2,400,000
Square Footage: 4,400
Appraised Value /SF: \$545.45
Lot Size: 6,797
Bedrooms: 10
Bathrooms: 10
Exterior: Stucco
Stories: 2
Year Built: 1943
Occupancy: Non-Owner Occupied
Zoning: LAR2
County: Los Angeles
APN: 4107 015 030



Photos





Documents
Young_-_Property_Profile.pdf (application/pdf, 328395KB)
Young_-_Preliminary_Report.pdf (application/pdf, 341182KB)
Young_-_2.4m_ARV_Appraisal.pdf (application/pdf, 37146112KB)

Investor Questions

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