

\$460,000 2nd TD @ 12.50%, NOO, ADU, Cash-Out, 62.13% CLTV, 43.15% Net CLTV, \$430,000 Funds Control, 24 Mos., 6 Mos. Guar. Int., 3 Mos. Prep, \$46k Min Investment, Los Angeles, CA
 Los Angeles, CA, 90045



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Overview

Successful Mortgage Vintage Borrower and Real estate investor is seeking a business purpose 2nd TD cash-out on this Duplex rental investment property in Los Angeles, CA. \$430k of the funds from our loan will be put into Funds Control to construct 2 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 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 the two ADUs are complete, will total 3,949 SF of rentable living space. The subject property will be divided into 4 rental units, sitting on a 7,410 SF lot. The two front existing units (Duplex) are currently being renovated with Funds provided by the 1st TD holder, Anchor Loans. When complete the Duplex front unit, fully occupied earning a total of \$3,000 mo./rent/unit. The existing duplex units consist of: Unit 1 (4 total rooms with 2 BR/1 BA = 725 SF) and Unit 2 (4 total rooms with 2 BR/1BA = 900 SF). The two ADUs once complete will consist of: Unit 3 (3 total rooms with 3 BR/3 BA = 1,162 SF) and Unit 4 (3 total rooms with 3 BR/3BA = 1,162 SF). Proposed rental income from Units 1 and 2 are expected to be \$3,000 each and proposed rental income for Units 3 and 4 are expected by \$4,750 each for a total of \$15,500/mo. The subject property is very well located just East of Marina Del Rey, Playa Del Rey and the Los Angeles Airport. The subject property is located near many schools, shopping, and restaurants; just West of the 405 FWY.

This is a 62.13% CLTV and 43.15% Net CLTV on a recent appraised value of \$2,350,000. Loan structure features 6 months' guaranteed interest, 3 months prepaid interest, \$430,000 in funds control, and 12.50% annualized return. Minimum investment is \$46,000 or 10%.

What we like about this Trust Deed opportunity:

- Well located Duplex fully occupied, once complete 4 rentable units.
- 12.50% annualized return
- 62.13% CLTV
- 43.15% Net CLTV
- 100% funds in Funds Control (\$430k)
- Potential \$15,500 monthly rental income
- 6 months Guaranteed Interest
- 3 months Prepaid Interest
- 704 FICO and a previous successful MVI borrower

Possible concerns:

- Borrower needs 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 CTD

Financial

- Offering Type : Debt
- Sold Rate: 12.50%
- Minimum Raise Amount: \$460,000
- Minimum Investment Amount: \$46,000
- Loan amount: \$460,000
- Lien position: 2ND
- Borrower Credit Score: 704.0
- LTV/CLTV: 62.13%
- Deal Type: ADU Construction
- Loan Term Length: 24
- Property Condition: Major Rehab
- Regulation Type: 10238 Multi Lender
- IRA Eligible: Yes

Pledged 60%

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Estimated Closing Date	Sep 25, 2024
Sold Rate	12.50
Min. Investment	\$46,000
IRA Eligible	Yes

Investors

Name	Amount
Sandy MacDougall	\$46,000
Leonard Palmer	\$46,000
Someone	\$46,000
Juan Carlos Quiroz Zolezzi	\$46,000
Kendall Young	\$46,000
Ron Jimenez	\$46,000

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Contact Sponsors



Sandy MacDougall
CTD

[Send Message](#)

[Email Sandy](#)

[\(949\) 632-6145](#)



Documents

- [Young_-_Appraisal__2_35_Mil_ARV.pdf](#) (application/pdf, 4924528KB)
- [Young_-_Preliminary_Report.pdf](#) (application/pdf, 340298KB)
- [Young_-_Prelim_Supplement_-_Item__10_Removed.pdf](#) (application/pdf, 50124KB)
- [Young_-_Property_Profile.pdf](#) (application/pdf, 572599KB)

Investor Questions

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Covering California

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