Los Angeles, CA, 90045



Overview	Management	Financial	Property	Map	Photos	Documents	Questions

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 centable 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/1BA = 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/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, shoppling, and restaurants; just West of the 405 PWY.

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 \$48.000 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 diversity their investment portfolio can achieve 6% - 42% current income returns through these real selate secured investments.



Mr. Sandy MacDougall CTD

Financial

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

Pledged 60%

Edit My Investment \$46,000

Pledge Again with a new entit

Follow this offering

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

Investors

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

View Loan Stat

△ Contact Sponsors



Sandy MacDougall



Lien Position: 2nd TD
Loan Type: Gash-Out Refi - ADU Construction
Loan Amount: \$460,000
Existing 1st TD Loan. \$1,000,000
Combined Loan Amount: \$1,460,000
After Completion Appraised Value: \$2,350,000
CLTV on ARV Value: 62.13%
Net CLTV on After Completion Value (ARV). 43.15%
Fractional Interests (10), \$46,000 or 10%
Lender Rate: 12.00%
Monthly Payment to Lender: \$4,791.67
Amortization/Term Interest Only / 24 Months
Gross Protective Equity over Appraised After Value: \$890,000
Guaranteed Interest: 6 Months
Frepaid Interest: 3 Months
Funds Control: \$460,000
Borrower Credit. 704
Exit Strategy: Conventional Refinance

Property Overview

8343 Kittyhawk Ave., Los Angeles, CA 90045

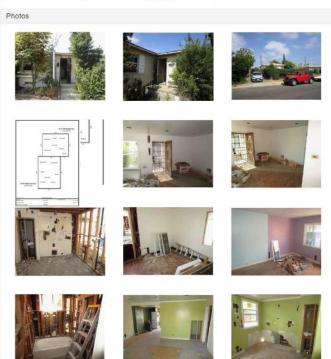
Property 1 Address

Street: 8343 Kittyhawk Ave. Clty: Los Angeles County: Los Angeles County Postal Code: 90045

Property Highlights

Property Type: Duplex with 2 ADUs
Appraised After Completion Value's 2,350,000
Gross Living Area: 3,949 SF after completion
Appraised After Completion Value/per SF: \$595.09
Bedrooms: 10
Bathrooms: 8
Stories: 2
Garage: None
Exterior Wall: Stucco/Wood
Year Built: 1944 front two units remodeled in 2024 and 2024 back ADUs.
Architectural Style: Traditional
Occupancy: Non-Owner Occ.
County: Los Angeless
Zoning: Residential





















Documents

 $\begin{tabular}{l} \triangle Young_-$-$\Lambda$praisal_2.35_Mil_$\Lambda$RV.pdf (application/pdf, 4924528KB) \\ \end{tabular}$

☐ Young_-_Preliminary_Report.pdf (application/pdf, 340298KB)

A Young __Prelim_Supplement __Item__10_Removed.pdf (application/pdf, 50124KB)

Young - Property Profile pdf (application/pdf, 572599KB)

National Investor Questions

Write your question here ...

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Covering California

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Contact Us

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