

\$255,000 2nd TD @ 12.00%, 51.07% CLTV, 35.31% Net CLTV, Cash-Out, NOO, 2-4 Units, 24 Mos. Term, 5 Mos. Guar. Int., 3 Mos. Prep. Int., \$51,000, Min. Inv., San Diego, CA

San Diego, CA, 92113



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Overview

1. Loan Purpose: 769 Fico Borrower and real estate investor is seeking a \$255,000 2nd Trust Deed business purpose cash out loan on this non-owner-occupied fully tenant-occupied tri-plex in San Diego. The loan proceeds will be used to complete a 2-unit ADU. The complete project is \$449,000 to build. The Borrower has already paid \$237,000 in costs towards the construction. The remaining \$212,000 will be held in Funds Control to complete the project. The 1st mortgage is current with a principal balance of \$459,541.71, a fixed interest rate of 4.375%, maturing on May 1, 2022, and a PSI of \$2,814.69/mo. The first lender impounds for taxes and insurance. Exit Strategy: Conventional refinance.

2. Property Description: The property is currently a triplex and includes an existing freestanding 3-unit multi-family building. The loan proceeds will be used to build a 2-unit ADU. Once complete, the subject will be 2,568 sq. ft. The proposed 2-unit ADU will be 2 stories and will consist of 1,200 sq. ft. that will offer 2 two-bedroom/one bathroom units which will be 600 sq. ft. each. The existing 3-unit building is 1,368 sq. ft. with 3 one-bedroom/one-bathroom units. Each unit is 456 sq. ft. Once completed the 2 bedroom/1 bathroom units can command a rent of \$2,350. The 1 bedroom/1 bathroom units are currently occupied and renting for \$2,000/mo. Once fully occupied, the property will generate \$10,700 in rental income a month. The property is located in the residential neighborhood known as Mountain View, east of the 15 Fwy, between the 94 and 5 Fwys. In addition, the property is located within a mile of shopping and retail.

3. Investment Summary: This is a 51.07% CLTV and 35.31% Net CLTV on a recent After Completion Appraised Value of \$1,400,000. The loan features 5 months Guaranteed Interest and 3 months Prepaid Interest, yielding a 12.00% annualized return, 24-month term. Minimum Investment is \$51,000 or 20%.

4. What We Like:

- Desirable neighborhood in San Diego
- 12.00% Investor Yield
- 51.07% CLTV and 35.31% Net CLTV
- 5 Months Guaranteed Interest
- 3 Months Prepaid Interest
- FICO: 769 Borrower
- \$685,000 Protective Equity

5. Possible Concerns:

- Borrower would like to close as soon as possible
- ADU Construction Loan

Management

Mortgage Vintage, Inc. and CrowdTrustDeed are a fast and professional direct lender and trust deed investment providers specializing in bridge loans for real estate investors looking to capitalize on market and cash flow investment 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, and transparency.

Mortgage Vintage, Inc. sells California Trust Deeds on the CrowdTrustDeed online marketplace platform. CrowdTrustDeed offers high-yield individual and fractional Trust Deed investments throughout California. Investors looking to diversify their portfolios can achieve 8%—12% current income returns through these Trust Deed investments.



Mr. Sandy MacDougall

Financial

Offering Type : Debt
 Sold Rate: 12.00%
 Minimum Raise Amount: \$51,000
 Minimum Investment Amount: \$51,000
 Loan amount: \$220,000
 Lien position: 2ND
 Borrower Credit Score: 769
 LTV/CLTV: 51.07%
 Deal Type: Cash Out
 Loan Term Length: 24
 Property Condition: Major Rehab
 Regulation Type: 10238 Multi Lender
 IRA Eligible: Yes
 Loan Type: Construction Cash-Out
 ARV Appraised Valuation: \$1,400,000
 1st TD Loan Amount: \$460,000
 2nd TD Loan Amount: \$255,000
 Combined Loan Amount: \$715,000
 Funds Control: \$212,000
 CLTV: 51.07%
 Net CLTV: 35.31%
 Expected Rental Income: \$10,000/mo.

Pledged 100%

[Edit My Investment \\$44,000](#)

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Estimated Closing Date	Jan 14, 2026
Sold Rate	12.00%
Min. Investment	\$51,000
IRA Eligible	Yes

Investors

Number of pledges (5)

[Click to see the list of investors who pledged](#)

[View Loan Status](#)

Contact Sponsors



Sandy MacDougall

[Send Message](#)

[Email Sandy](#)

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

Number of Fractional Interests (F): \$51,000 or 20%
Monthly Lender Payment: \$2,550.00
Guaranteed Interest: 5 months
Prepaid Interest: 3 months
Protective Equity: \$685,000
Exit Strategy: Refinance - Conventional

Property Overview

256-260 S 37th St, San Diego, CA 92113;

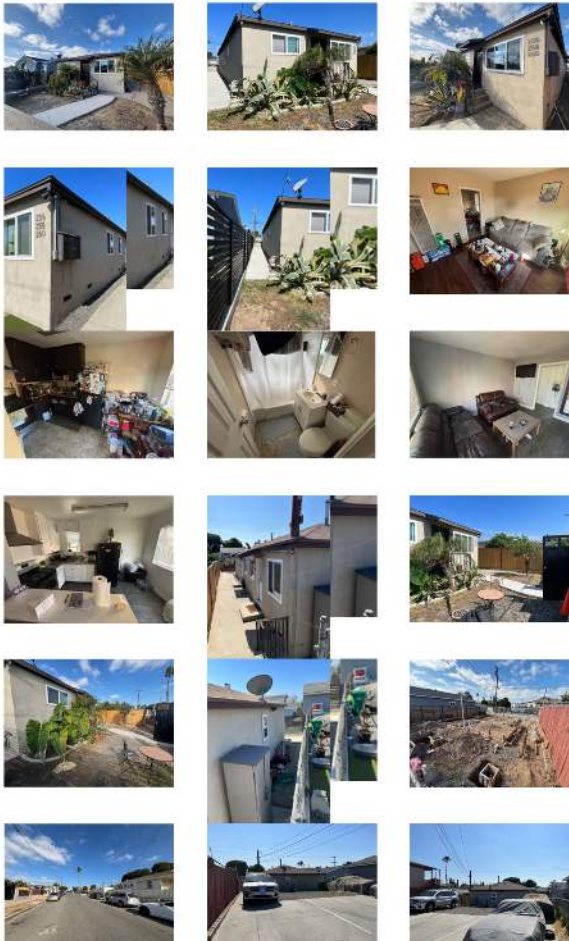
Property 1 Address

Street: 256-260 S 37th St
City: San Diego
County: San Diego
Postal Code: 92113

Property 1 Highlights

Property Type: 2-4 Unit
Appraised ARV Value: \$1,400,000
Total Rentable SF: 2,568 sf
Price per SqFt: \$545.17
Lot Size: 4,597 sf or .11 acres
Stories: 2
Total Room: 12
Bedrooms: 7
Bathrooms: 5
Exterior Wall: Wood and Stucco
Year Built: 1968 and 2025
Occupancy: Non-Owner Occupied
County: San Diego
Zoning: R2, Multi-Family Residential
APN: 546-182-16-00

Photos





Documents

- [Bahena_-_Appraisal_-_1.4_Mil_ARV_-_256_South_37th_Street__San_Diego_CA_92113.pdf \(application/pdf, 2860038KB\)](#)
- [Bahena_-_Preliminary_Report.pdf \(application/pdf, 292961KB\)](#)
- [Bahena_-_Property_Profile.pdf \(application/pdf, 717608KB\)](#)

Investor Questions

Write your question here ...

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