

**\$345,000 2nd TD, 4-Plex, 12.50%, 53.59% CLTV, 52.49% Net CLTV, ADU, NOO, 18 Mos. Term, 6 Mos. Guar. Int., 6 Mos. Prep. Int., \$34,500, Min. Inv., Duarte, Los Angeles, CA**  
 Duarte, CA, 91010



[Overview](#) | [Management](#) | [Financial](#) | [Property](#) | [Map](#) | [Photos](#) | [Documents](#) | [Questions](#)

### Overview

**1. Loan Purpose:** 721 FICO borrower and real estate investor is seeking a \$345,000 2nd Trust Deed business purpose cash out loan on this non-owner-occupied detached duplex investment rental property in Duarte, Los Angeles County, CA. The city of Duarte is located 15 minutes east of Pasadena, CA. The funds from this loan will be placed into a funds control account to build two (2) ADU's on the subject, converting property into a 4 unit detached quadraplex rental. Exit strategy: DSCR refinance loan. The 1st mortgage is current with a principal balance of \$834,000, a fixed interest rate of 5.75%, maturing October, 2054, and a P&I payment of \$6,426/mo. The first lender impounds taxes and insurance.

**2. Property Description:** The subject offers two existing SFR's and will be adding two ADUs. The two existing SFR's were completely renovated. Once the project is complete the subject will be in overall newer condition and of new construction, converting property into a quadraplex, all single story with 4 detached rental units. The property offers 2 detached garages and 4 driveway parking spaces. Once complete the total gross living area will be 3,791 SF on a 14,649 SF lot. Unit # 1 contains: 6 Rooms; 3 Bedrooms; 2.5 Bath(s); 1,524 SF. Unit # 2 contains: 4 Rooms; 1 Bedroom; 1 Bath(s); 639 SF. Unit # 3 contains: 5 Rooms; 2 Bedrooms; 2 Bath(s); 814 SF. Unit # 4 contains: 5 Rooms; 2 Bedrooms; 2 Bath(s); 814 SF. Two existing units earn \$8,000 monthly rental income. Two ADUs will increase rental income by an additional \$7,500 when complete. Property is surrounded by similar SFRs, multifamily properties, large shopping plazas, restaurants, schools, parks, the Irwindale Speedway, Los Angeles Arboretum and Botanical Garden. Property near Pasadena and Monrovia in Los Angeles County. The subject property is well located near the 210 and 605 FWYs in Los Angeles, CA.

**3. Investment Summary:** This is a 53.59% CLTV and 52.49% Net CLTV with \$300K Funds Control on a recent After Completion Appraised Value of \$2,200,000. A recent independent construction feasibility report confirmed the construction budget is sufficient to achieve the ARV \$2.2M value. Loan features 6 months Guaranteed Interest and 6 months Prepaid Interest, yielding a 12.50% annualized return, 18 months loan term. Minimum investment is \$34,500. Exit Strategy: DSCR Refinance Loan.

**4. What We Like:**

- Good condition suburban rental property in desirable neighborhood of Los Angeles County
- 12.50% Investor Yield
- 52.49% Net CLTV with \$300K Funds Control
- Independent Feasibility Report confirmed After Completion Value
- 6 months Prepaid Interest
- 6 months Guaranteed Interest
- Exit Plan to Pay off Loan: DSCR Refinance
- FICO: 721 Borrower
- \$1,021,000 Protective Investor Equity

**5. Possible Concerns:**

- Co-Borrower FICO

### 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**



**Ms. Nicole Smith**

### Financial

Offering Type : Debt  
 Sold Rate: 12.50%  
 Minimum Raise Amount: \$34,500  
 Minimum Investment Amount: \$34,500  
 Loan amount: \$345,000  
 Lien position: 2ND  
 Borrower Credit Score: 721.0

Pledged 0%

Follow this offering

@ Loan amount	\$345,000
🕒 Estimated Closing Date	Dec 26, 2024
📈 Sold Rate	12.50%
📦 Min. Investment	\$34,500
IRA Eligible	Yes

### Investors

Number of pledges (0)

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

[View Loan Status](#)

### Contact Sponsors

Loan Documents

Funding

Recording

Closed

LTV/CLTV: 53.59%  
Deal Type: ADU Construction  
Loan Term Length: 18  
Property Condition: Ground Up Construction  
Regulation Type: 10238 Multi Lender  
IRA Eligible: Yes  
Loan Type: Two ADU Construction Loan  
Guaranteed Interest: 6 months  
Prepaid Interest: 6 months  
After Completion Valuation: \$2,200,000  
1st TD: \$934,000  
Combined Loan Amount: \$1,179,000  
CLTV: 53.59%  
Net CLTV: 52.49%  
Monthly Lender Payment: \$3,593.75  
Expected Rental Income: \$15,000/mo  
Number of Fractional Interests: 10  
Exit Strategy: DSCR Refinance Loan  
Protective Equity: \$1,021,000.00

#### Property Overview

2248 Goodall Ave., #2250, Duarte, CA 91010

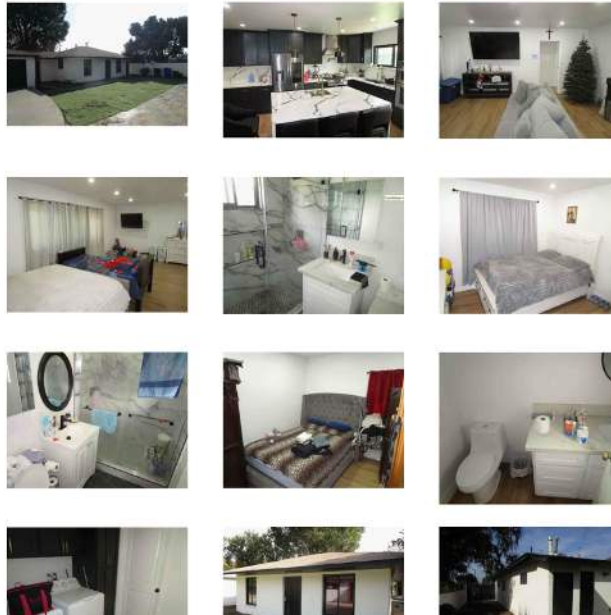
#### Property 1 Address

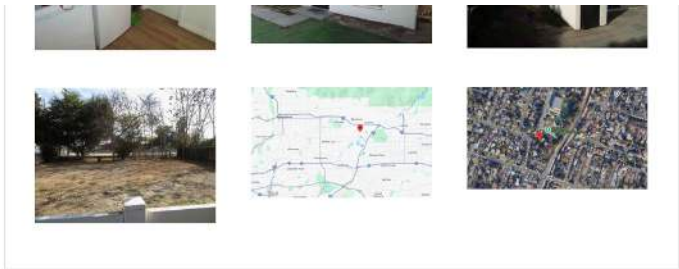
**Street:** 2248-2250 Goodall Ave.  
**City:** Duarte  
**County:** Los Angeles  
**Postal Code:** 91010

#### Property 1 Highlights

Property Type: Multi-Family 4 Plex  
Appraised After Completion Value Valuc: \$2,200,000  
Total Rentable: 3,791 SF  
Price per SF: \$580.32  
Lot Size: 14,649 SF  
Stories: 1  
Total Room: 20  
Bedrooms: 6  
Bathrooms: 7.5  
Exterior Wall: Stucco  
Year Built: 1969  
Occupancy: Non-Owner Occupied  
County: Los Angeles  
Zoning: Legal Non-Conforming Multifamily, Zoned A-1  
APN: 8521-006-046  
Est. Closing Date: December 26, 2024

#### Photos





Documents
<a href="#">Sanchez_-_2_200_000_ARV_Appraisal_2248_Goodall_Ave__Duarte__CA_91010.pdf ( application/pdf, 7654327KB)</a>
<a href="#">Sanchez_-_Preliminary_Report_Updated_12-10-24.pdf ( application/pdf, 295840KB)</a>
<a href="#">Sanchez_-_Property_Profile.pdf ( application/pdf, 741391KB)</a>

**Investor Questions**

Write your question here ...

**Submit**

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