

\$1,300,000 1st TD @ 8.50%, 47.27% LTV, Cash-Out, NOO, Multi-Family, 24 Mos. Term, 9 Mos. Guar. Int., \$40,625. Min. Inv., Los Angeles, CA
 Los Angeles, CA 90039



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

Overview

- 1. Loan Purpose:** Successful Mortgage Vintage borrower and real estate investor is seeking a \$1,300,000 1st Trust Deed business purpose cash-out loan on this non-owner occupied, fully occupied, and recently renovated 8 unit multi-unit property in Los Angeles, CA. The funds from the loan will be used to payoff an existing maturing loan and to make some additional minor repairs to the property. The current 1st we are paying off is at \$1,125 MM.
- 2. Property Description:** The subject property is an 8-unit apartment building that offers 1 freestanding apartment building. The building is 2 stories, with good quality class "D" construction, wood frame, stucco walls, and composition shingle roofing. There are six 800 sf 1 bdrm/1ba units and two 1,015 sf 2 bdrm/1.5 ba units for 6,830 rental sf. Total monthly rental income is \$17,502. The property offers a gated entrance with covered parking and 12 spaces. The property is located in the extremely popular area of Silver Lake near Los Feliz. The I-5 and 10 Fwys are easily accessible.
- 3. Investment Summary:** This is a 47.27% LTV on an Appraised Value of \$2,750,000. The loan features 9 months of Guaranteed Interest, yielding a 8.50% annualized return. Minimum Investment is \$40,625. Exit strategy: refinance into a new conventional loan.
- 4. What We Like:**
 - Recently renovated, Silver Lake, Los Angeles location
 - 47.27% LTV 8 unit Multi-Family property paying 8.50% for 24 mos.
 - 769 and 623 mid-scores
 - \$17,502 monthly rental income
 - Fully Occupied
 - Previous successful Mortgage Vintage Borrower
- 5. Possible Concerns:**
 - Borrower would like to close as soon as possible

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 6%—12% current income returns through these Trust Deed investments.



Financial

Offering Type : Debt
 Sold Rate: 8.50%
 Minimum Raise Amount: \$40,625
 Minimum Investment Amount: \$40,625
 Loan amount: \$1,300,000
 Lien position: 1ST
 Borrower Credit Score: 623
 LTV/G/LTV: 47.27%
 Deal Type: Cash Out
 Loan Term Length: 24
 Property Condition: Minor Rehab
 Regulation Type: Corp Code 25102F
 IRA Eligible: Yes
 Loan Type: Cash-Out
 Appraised Value: \$2,750,000
 LTV: 47.27%
 Actual Rental Income: \$17,502/mo.
 Number of Fractional Interests (32): \$40,625 (3.13%)
 Monthly Lender Payment: \$8,125
 Guaranteed Interest: 9 months
 Prepaid Interest: None
 Protective Equity: \$1,450,000
 Exit Strategy: Refinance
 Net Operating Income: \$133,177/yr
 Cap Rate on Appraised Value: 4.84%

Property Overview

2315 Duane St., Los Angeles, CA 90039

Pledged 53%

[Edit My Investment \\$40,625](#)

[Pledge Again with a new entity](#)

[Follow this offering](#)

Estimated Closing Date: Jan 28, 2025

Sold Rate: 8.50%

Min. Investment: \$40,625

IRA Eligible: Yes

Investors

Number of pledges (10)

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

[View Loan Status](#)

Contact Sponsors

Sandy MacDougall

[Send Message](#)

Email: Sandy

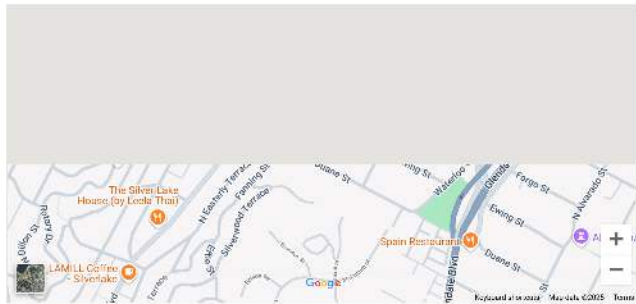
Phone: (949) 632-6145

Property 1 Address

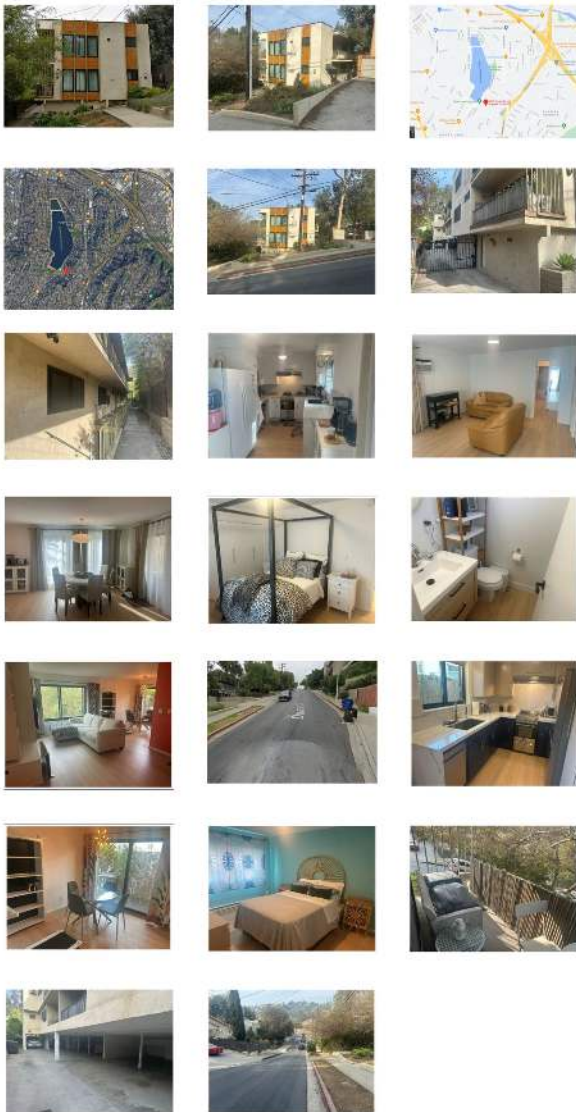
Street: 2345 Duane St
City: Los Angeles
County: Los Angeles
Postal Code: 90039

Property 1 Highlights

Property Type: Multi-Family
Appraised Value: \$2,750,000
Total Rentable SF: 6,830
Price per SqFt: \$402
Price Per Unit: \$343,750
Lot Size: .17 acres or 7,505 sq ft
Stories: 2
Total Units: 8
Bedrooms: 10
Bathrooms: 10
Exterior Wall: Stucco
Year Built: 1963
Occupancy: Non Owner Occupied
County: Los Angeles
Zoning: LARD2 - Multi Family
Parking: 12 spaces
ARN: 5422-001-009



Photos



- Documents**
- [Hanley_-_Covella_-_Appraisal__2.750M.pdf \(application/pdf, 2276183KB\)](#)
 - [Hanley_-_Covella_-_Preliminary_Report.pdf \(application/pdf, 347179KB\)](#)
 - [Hanley_-_Covella_-_Property_Profile.pdf \(application/pdf, 1366221KB\)](#)

Investor Questions

Write your question here ...

Submit

Covering California

200 Newport Center Dr. Suite #404
Newport Beach, CA 92660

Contact Us

(949) 438-0501
info@crowdtrustdeed.com

Follow

