

\$200,000 2nd TD, SFR, 11.75%, 60.01% CLTV, 58.79% Net CLTV, Cash-Out, OO, 20 Mos. Term, 6 Mos. Guar. Int., 6 Mos. Prep. Int., \$50,000, Min. Inv., Long Beach, CA
 Long Beach, CA 90806



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

Overview

- Loan Purpose:** Borrowers and family run business owners are seeking a 2nd Trust Deed on this owner occupied SFR located in a suburban neighborhood in Long Beach, Los Angeles County, CA. The purpose of this loan is to pay off an existing and in good standing \$63K 2nd TD business purpose loan and the balance used to reinvest into borrowers' Long Beach based Family operated auto repair and autobody shop.
- Property Description:** The subject property is a ranch styled, two-story SFR in good condition in a suburban neighborhood of Long Beach, CA. The subject offers a total of 2,531 SF on a .15 acres lot, consisting of a total of 8 rooms with 5 Bed / 3 Baths. The subject features a spacious backyard and two-car-attached garage. Subject property is located within a mile radius to schools, shopping centers, and the I-710 & I-405 highways.
- Investment Summary:** This is a 60.01% CLTV and 58.79% Net CLTV on a 30 Day Quick Sale BPO Value of \$1,100,000 which this loan is based on. (The BPO Sale Price is \$1,190,000 would lower the Net CLTV to 54.34% but this loan is based on the 30 Day Quick Sale Value) with 6 months Guaranteed Interest and 6 months Prepaid Interest, yielding a 11.75% annualized return, 20-month loan term. Minimum investment is \$50,000. Exit Strategy: consolidated refinance into a conventional loan. Borrower's 1st mortgage is current with a principal balance of \$460,156 with a fixed interest rate of 12.00%, interest payment of \$4,556/mo. maturing January 2027.
- What We Like:**
 - 706 Borrower
 - SFR in nice condition
 - Desirable suburban community in Long Beach, CA
 - 11.75% Investor Yield
 - \$543,344 Net Equity Protection on \$1.19M Sales Price
 - 6 months Prepaid Interest
 - 6 months Guaranteed Interest
- Possible Concerns:**
 - Co-Borrower FICO 569, working on credit repair

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. Alexander MacDougall



Ms. Nicole Smith

Financial

Offering Type : Debt
 Sold Rate: 11.75%
 Minimum Raise Amount: \$50,000
 Minimum Investment Amount: \$50,000
 Loan amount: \$200,000
 Lien position: 2ND
 Borrower Credit Score: 706
 LTV/CLTV: 60.01%
 Deal Type: Cash Out
 Loan Term Length: 20
 Property Condition: No Rehab
 Regulation Type: 10238 Multi Lender
 IRA Eligible: Yes
 Loan Type: Business Purpose Cash-Out
 Guaranteed Interest: 6 months
 Prepaid Interest: 6 months

Pledged 25%

Follow this offering

@ Loan amount	\$200,000
📅 Estimated Closing Date	Feb 18, 2025
📈 Sold Rate	11.75%
📦 Min. Investment	\$50,000
IRA Eligible	Yes

Investors

Number of pledges (1)

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

[View Loan Status](#)

Contact Sponsors



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Alexander MacDougall
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 ☎️ (949) 632-6145

BPO Valuation: \$1,100,000 Quick 30 Day Sale
CLTV: 60.01%
Net CLTV: 58.79%
Number of Fractional Interests: 4.00
Exit Strategy: Conventional Refinance
Protective Equity: \$439,844.00
Monthly Lender Payment: \$1,958.33

Property Overview

3325 Oregon Ave, Long Beach, CA 90806;

Property 1 Address

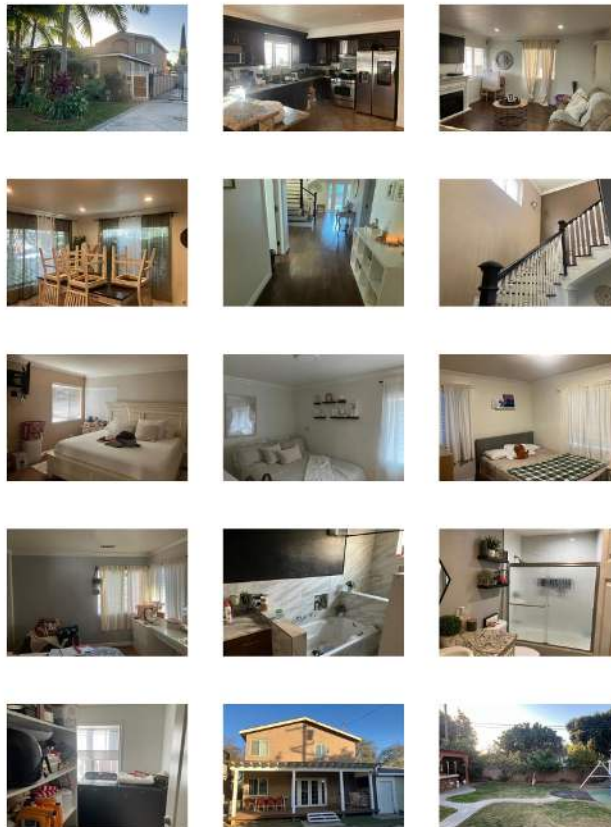
Street: 3325 Oregon Ave, Long Beach, CA 90806
City: Long Beach
County: Los Angeles
Postal Code: 90806

Property 1 Highlights

Property Type: SFR
30 Day Quick Sale BPO Value: \$1,100,000 / Regular BPO Value Sales Price: \$1,190,000
Total Rentable SF: 2,531
Price per SqFt: \$434.61 on 30 Day Quick Sale BPO Value: \$1,100,000
Lot Size: .15 acres
Stones: 1
Total Room: 8
Bedrooms: 5
Bathrooms: 3
Exterior Wall: Stucco
Year Built: 1944
Occupancy: Owner Occupied
County: Los Angeles
Zoning: Residential
APN: 7203-007-017



Photos





Documents

[Gomez_-_1.1M_30_Day_Quick_Sale_BPO_Value.pdf](#) (application/pdf, 1237546KB)

[Gomez_-_Preliminary_Report.pdf](#) (application/pdf, 298497KB)

[Gomez_-_Property_Profile.pdf](#) (application/pdf, 727359KB)

Investor Questions

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