

# From Concept to Cash Flow: A Santa Ana Multifamily Success

## *Refinance of a newly built multifamily investment property in Santa Ana, CA*

- ✓ 9.50% Annualized Lender Rate
- ✓ Loan structured with Net LTV of 63.08%
- ✓ Fully leased property generating \$13,700/month in rental income
- ✓ Experienced borrower with 772 FICO and repeat MVI loan history
- ✓ Refinance of stabilized new construction investment property in Orange County



This Santa Ana property started as a vision—a vision held by an experienced developer and real estate investor who saw the potential to transform a vacant parcel into a vibrant, income-producing multifamily residence. With a long track record as a successful Mortgage Vintage borrower and a 772 FICO score, he and his partner brought not only expertise, but also determination to bring this project to life.

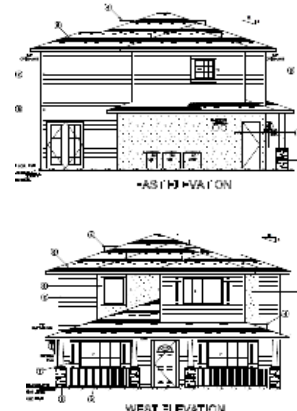
The plan was ambitious but well thought out: build a two-story property featuring a main 5-bedroom, 4-bath single-family residence, along with an attached Junior ADU and a detached ADU. The design included thoughtful details—a three-car garage, solar panels, and ample parking—all situated on an 11,154 square foot lot in a centrally located neighborhood just south of the 22 Freeway.

The borrower secured permits and approvals, started construction, and funded the build with a Mortgage Vintage construction loan. As the structures took shape, so did the property's value. Three distinct units emerged from the dirt: modern, functional, and ready for tenants. Once completed, the property attracted immediate interest and became fully occupied—generating an impressive \$13,700 per month in rental income.

With construction completed and tenants in place, the next step was refinancing. Mortgage Vintage stepped in again, offering a \$1,200,000 1st Trust Deed refinance loan with a 64.86% LTV. The loan included 6 months of guaranteed interest and 3 months prepaid interest, providing security to investors and stability for the borrower.

Now fully stabilized and income-generating, the borrower plans to exit through a DSCR refinance loan. The property—once an empty parcel—is now a high-performing asset in a strong rental market.

This story is a testament to what is possible when vision, experience, and the right lending partner come together. At Mortgage Vintage, we are proud to support projects that bring new housing to Southern California—and to help investors turn their ideas into reality.



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