

\$175,000 1st TD @ 11.00%, SFR, 38.63% LTV, 37.38% Net LTV, Cash-Out, NOO, 24 Mos. Term, 6 Mos. Guar. Int., 3 Mos. Prep. Int., Min. Inv. \$43,750
Los Banos, Merced County, CA
 Los Banos, CA, 93635



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Overview

Executive Summary: 717 borrower is seeking a 1st TD cash out loan secured by a non-owner occupied investment SFR located in a suburban neighborhood of Los Banos, Merced County, California. Borrower is employed by the U.S. Air Force and demonstrates a reliable income of over \$100K in addition to another income generating investment property in Missouri. The borrower inherited this subject property from a deceased family member and is using the funds to cosmetically remodel (new paint, landscaping, carpet, appliances) property to rent for \$2,500 then, refinance into a conventional loan to pay off this new loan.

Property Description: This single-story, traditional residence offers a total of 8 rooms, 3 bedrooms and 2 bathrooms, with approximately 1,646 SF of living space on a 0.15-acre lot. The property features an attached two-car garage, fireplace, front and backyard. Subject is well located near many stores, schools, restaurants, shopping, parks and 9 F.W.Y.

Loan Summary: This 1st TD cash out loan represents a low 38.63% LTV and 37.38% net LTV based on a recent broker price opinion of \$493,000. This investment pays an 11.00% annualized return over a 24-month term, with a minimum investment amount of \$43,750. The exit strategy is refinance into a conventional loan.

Investment Highlights

- 717 FICO Borrower
- Low LTV of 38.63% and Net LTV of 37.38%
- Attractive 11.00% interest yield on 1st TD over 24-month term
- 1st TD secured by non-owner-occupied SFR
- BPO estimate of value after minor repairs \$475,000 - \$485,000

Considerations

- Borrower would like in 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 8% - 12% current income returns through these Trust Deed investments.



Mr. Sandy MacDougall



Ms. Nicole Smith

Financial

Offering Type : Debt
 Sold Rate: 11.00%
 Minimum Raise Amount: \$175,000
 Minimum Investment Amount: \$43,750
 Loan amount: \$175,000
 Lien position: 1ST
 Borrower Credit Score: 717
 LTV/CLTV: 38.63%
 Deal Type: Cash Out
 Loan Term Length: 24
 Property Condition: Minor Rehab
 Regulation Type: 10238 Multi Lender
 IRA Eligible: Yes
 Loan Type: Cash-Out
 Guaranteed Interest: 6 months
 Prepaid Interest: 3 months
 BPO Valuation: \$453,000
 LTV: 38.63%
 Net LTV: 37.38%
 Expected Rental Income: \$2,500/mo.
 Number of Fractional Interests: 4
 Exit Strategy: DSCR Loan
 Net Protective Equity: \$263,683
 Monthly Lender Payment: \$1,004.17

Pledged 0%

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Loan amount	\$175,000
Estimated Closing Date	May 01, 2023
Sold Rate	11.00%
Min. Investment	\$43,750
IRA Eligible	Yes

Investors

Number of pledges (0)

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

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Nicole Smith

[Send Email Message](#)
 (949) 637-2977



Sandy MacDougall

[Send Email Message](#)
 (949) 632-6145

Property Overview

1915 Place Road, Los Banos, CA 93635;

Property 1 Address

Street: 1915 Place Road
City: Los Banos
County: Merced
Postal Code: 93635

Property 1 Highlights

Property Type: SFR
BPO Value: \$453,000
Total Rentable SF: 1,846 SF
Price per SF: \$245.40
Lot Size: .015 acres
Stories: 1
Total Room: 8
Bedrooms: 3
Bathrooms: 2
Exterior Wall: Stucco
Year Built: 1998
Occupancy: Non-Owner Occupied
County: Merced
Zoning: R1
APN: 083-406-003-000



Photos



Documents

- [Graham_-_453K_BPO.pdf \(application/pdf, 1018326KB\)](#)
- [Graham_-_Preliminary_Title_Report.pdf \(application/pdf, 720699KB\)](#)
- [Graham_-_Property_Profile.pdf \(application/pdf, 850513KB\)](#)

Write your question here ...

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