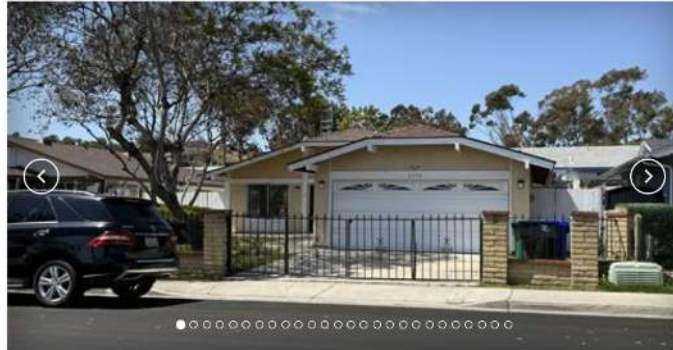


\$218,000 2nd TD @ 11.50%, 57.92% CLTV, 56.87% Net CLTV, Cash-Out, NOQ, SFR, 12 Mos. Term, 6 Mos. Guar. Int., 3 Mos. Prep. Int., \$43,600, Min. Inv., San Diego, CA

San Diego, CA, 92114



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

Overview

Loan Purpose

776 and 759 FICO Borrowers and real estate investors are seeking a Business Purpose Cash-Out 2nd Trust Deed loan on this non-owner-occupied property located in San Diego. Loan proceeds will be used to do light renovations to the property to prepare it for a new rental. The Borrower has the rental property professionally managed by Utopia Management. The existing 1st mortgage is with American Financial Network, Inc., and serviced by PennyMac and has a balance of \$187,460.27, interest rate of 3.125%, and matures on February 1, 2051.

Property Description

The subject property, located at 6354 Varney Drive, San Diego, CA 92114, is a single-family residential home situated in the Valencia Park neighborhood of San Diego. The property recently had a Tenant move out who had been there 8 years. The borrower's plan to improve the subject property will increase rental income. The currently vacant property consists of a 1,374 square foot living area on a 0.13-acre lot and is currently listed for rent for \$3,895 per month. The annual property tax is approximately \$1,883. Built in 1970, this home features four bedrooms, two bathrooms, and an attached two-car garage. The exterior is finished with stucco, presenting a traditional architectural style typical of the area. Internally, the property is in fair condition, with dated interior design, original flooring, and finishes. Despite these conditions, the neighborhood is stable, with a mix of owner-occupied and investor-owned properties.

Investment Summary

This is a 57.92% CLTV and 56.87% Net CLTV on a BPO Value of \$700,000. The loan is yielding an 11.50% annualized Return, 6 Months Guaranteed Interest and 3 Months Prepaid Interest. Exit Strategy: Conventional refinance.

What We Like

- 57.92% CLTV and 56.87% Net CLTV
- 776 and 759 FICO
- Investor Yield of 11.50%

Take Note

- 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 8%—12% current income returns through these Trust Deed investments.



Mr. Sandy MacDougall

Financial

Offering Type : Debt
 Sold Rate: 11.50%
 Minimum Raise Amount: \$43,600
 Minimum Investment Amount: \$43,600
 Loan amount: \$218,000
 Lien position: 2ND
 Borrower Credit Score: 776
 LTV/CLTV: 57.92%
 Deal Type: Cash Out
 Loan Term Length: 12
 Property Condition: Minor Rehab
 Regulation Type: 10238 Multi Lender
 IRA Eligible: Yes
 Loan Type: Cash-Out
 Existing 1st Trust Deed: \$187,460
 New 2nd Trust Deed: \$218,000

Pledged 0%

[Follow this offering](#)

@ Loan amount	\$218,000
📅 Estimated Closing Date	May 15, 2025
📈 Sold Rate	11.50%
💰 Min. Investment	\$43,600
IRA Eligible	Yes

Investors

Number of pledges (0)

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

[View Loan Status](#)

Contact Sponsors



Sandy MacDougall

[Send Email Message](#)

📞 (949) 632-6145

Combined Loan Amount: \$405,460
BPO Valuation: \$700,000
CLTV: 57.92%
Net CLTV: 58.97%
Number of Fractional Interests (5): \$43,600 or 20.00%
Monthly Lender Payment: \$2,180.00
Protective Equity: \$294,540.00
Guaranteed Interest: 6 months
Prepaid Interest: 3 months
Expected Rental Income: \$3,875/mo
Exit Strategy: Refinance - Conventional

Property Overview

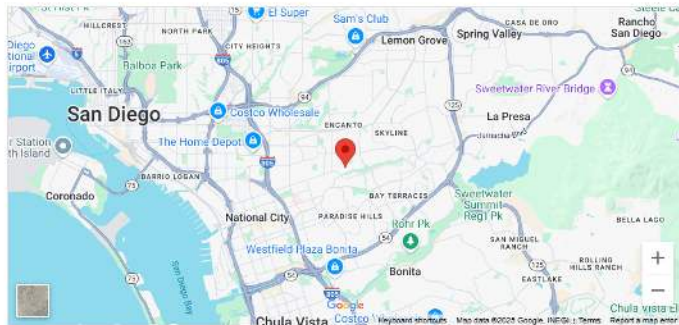
6354 Varney Drive, San Diego CA 92114;

Property 1 Address

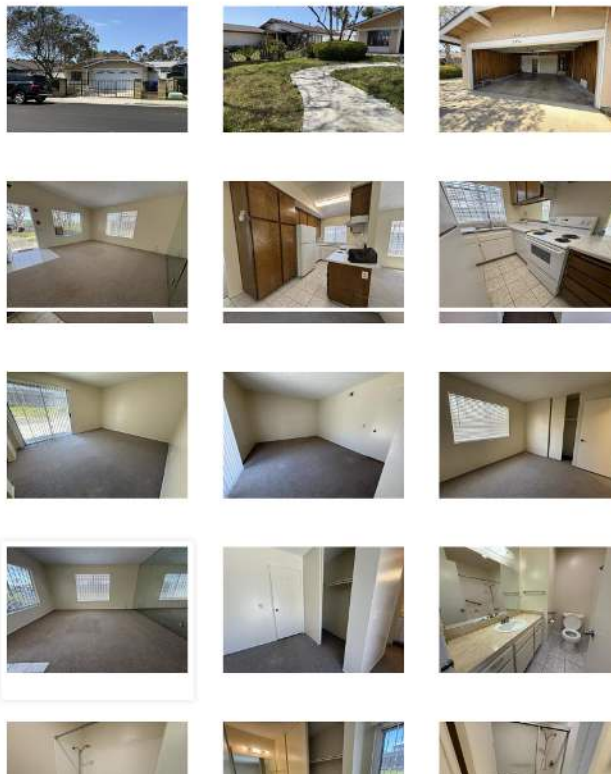
Street: 6354 Varney Drive
City: San Diego
County: San Diego
Postal Code: 92114

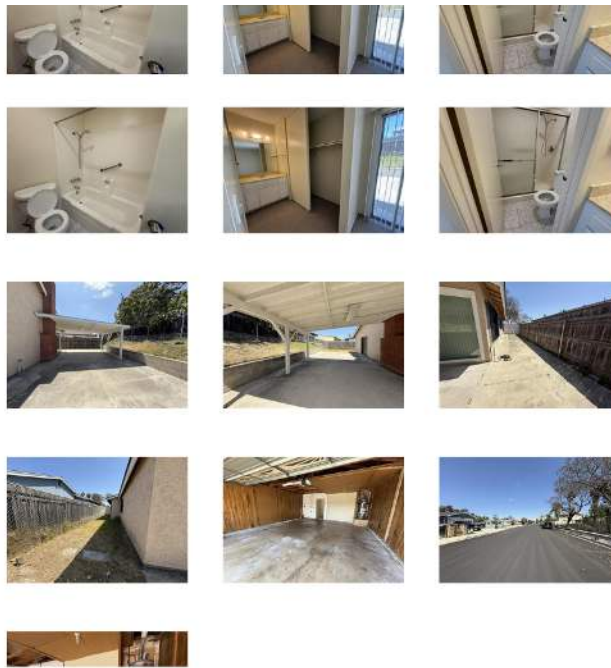
Property 1 Highlights

Property Type: SFR
Broker Price Opinion As Is Value: \$700,000
Total Rentable SF: 1,374
Price per SqFt: \$519.67
Lot Size: 5,500 sf or 13 acres
Stories: 1
Total Room: 9
Bedrooms: 4
Bathrooms: 2
Exterior Wall: Stucco finish, traditional architectural style
Year Built: 1979
Occupancy: Non-Owner Occupied
County: San Diego
Zoning: Residential: Single Family
APN: 669-330-21-00



Photos





Investor Questions

Write your question here ...

Submit

Write your question here ...

Submit

Covering California

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