

\$665,000 2nd TD, 13.00%, 51.20% CLTV, 49.83% Net CLTV, Refi, NOO, Comm., 6 Mos. Guar. Int., 6 Mos. Prep. Int., 24 Mos. Term, Min. Inv. \$33,250, Palm Desert, CA
Palm Desert, CA, 92260



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Overview

Executive Summary: 719 FICO, real estate owner-broker and investor is seeking a 2nd TD, rate-and-term refinance loan on a well-located commercial property, right on the 111 HWY near El Paseo shopping district, in Palm Desert, CA. The borrower is the owner, founder, and broker of www.firmcompanies.com, a company specializing in commercial real estate and property management throughout the Coachella Valley. The purpose of this loan is to pay off an existing and in good standing 2nd TD business purpose loan that is maturing.

The 1st TD is held by U.S. Bank in the amount of \$1,895,000. It is in good standing, has a fixed interest rate of 3.99%, and carries a monthly principal and interest payment of \$10,842, maturing January 2047. The borrower plans to pay off the 2nd TD through the sale of subject property.

Property Description: The subject property is a two-story, freestanding, multi-tenant office building located just near the prestigious El Paseo shopping district, right on Highway 111. The building sits on 1.07 acres (46,600 SF) and features a total building area of 20,740 SF, with 19,200 SF of net rentable space. The structure was originally built in 1980 and has recently undergone substantial renovations in 2025 totaling \$487,707, bringing the Appraised condition to "very good."

The site is zoned C1SP (Commercial Specific Plan), which allows for flexible uses including office, retail, restaurant, and mixed-use. The property currently generates \$41,800 in monthly rental income. Tenants include 2 executive suite users operating a combined 30 offices, within a total of 36 offices, 4 kitchen/break rooms, and 13 restrooms. The building has 85 parking spaces and benefits from additional street parking. Cap Rate 7.00%

Loan Summary: This 2nd TD loan offers a 51.20% CLTV and a 49.83% Net CLTV, based on a recent appraisal valuing the property at \$5,000,000. The loan offers investors a 13.00% annualized yield with 6 months of guaranteed interest and 6 months of prepaid interest. The minimum investment is \$33,250.

Loan Highlights:

- 719 FICO Owner Broker with sizable schedule of real estate owned
- Great location blocks from El Paseo Shopping district, on the 111 HWY
- 13.00% Investor Yield
- Net Investor Equity: \$2,508,694
- Monthly NOI \$29,190/mo
- 6 months Guaranteed Interest
- 6 months Prepaid Interest
- 51.20% CLTV
- 49.83% Net CLTV
- Low Environmental Report - No Further Action Required
- Exit Strategy: Sale of Property
- 1st TD Current, good standing with low 3.99% Fixed Rate

Considerations:

- 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



Ms. Nicole Smith

Financial

Offering Type : Debt
Sold Rate: 13.00%
Minimum Raise Amount: \$665,000
Minimum Investment Amount: \$33,250
Loan amount: \$665,000
Lien position: 2ND

Pledged 0%

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@ Loan amount	\$665,000
📅 Estimated Closing Date	Apr 26, 2025
📊 Sold Rate	13.00%
💰 Min. Investment	\$33,250
IRA Eligible	Yes

Investors

Number of pledges (0)

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

[View Loan Status](#)

Contact Sponsors



Nicole Smith

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



Sandy MacDougall

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

Borrower Credit Score: 719
LTV/CLTV: 51.20%
Deal Type: Rate and Term Refinance
Loan Term Length: 24
Property Condition: No Rehab
Regulation Type: Corp Code 25102F
IRA Eligible: Yes
Loan Type: Rate and Term Refinance
Guaranteed Interest: 6 months
Prepaid Interest: 6 months
Appraised Valuation: \$5,000,000
CLTV: 51.20%
Net CLTV: 49.83%
Gross Income: \$48,427/mo.
Net Operating Income: \$29,190/mo.
Cap Rate at \$5 Mil Value: 7.00%
Number of Fractional Interests: 20
Exit Strategy: Sale of Property
Net Protective Equity: \$2,508,694
Monthly Lender Payment: \$7,204.17

Property Overview

74399 Hwy 111 South, Palm Desert, CA 92260;

Property 1 Address

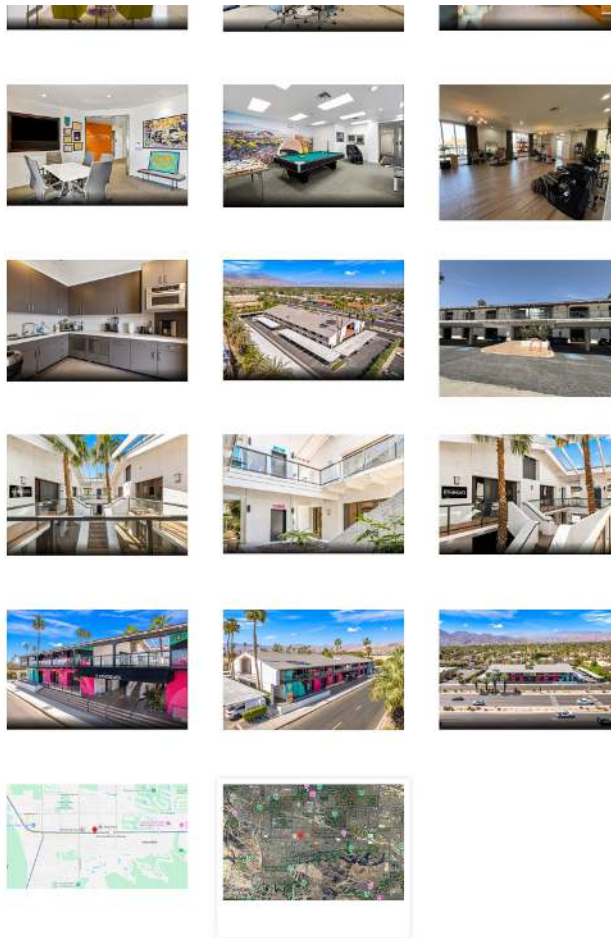
Street: 74399 Hwy 111 South
City: Palm Desert
County: Riverside
Postal Code: 92260

Property 1 Highlights

Property Type: Commercial Office Building
Appraised Value: \$5,000,000
Total Rentable SF: 19,200
Price per SF: \$261
Lot Size: 46,809 SF (1.07 Acres)
Stories: 2
Total Rental Spaces: 36
Bathrooms: 13
Parking Spaces: 85
Exterior Wall: Stucco
Year Built: 1980 and Renovated in 2025
Occupancy: Non-Owner Occupied
County: Riverside
Zoning: C1SP, Commercial
APN: 625-121-005

Photos





Documents

- [Gilbert_-_5M_Appraisal_74399_Highway_111_Palm_Desert_CA.pdf](#) (application/pdf, 2149859KB)
- [Gilbert_-_Preliminary_Title_Report.pdf](#) (application/pdf, 1150548KB)
- [Gilbert_-_Property_Profile.pdf](#) (application/pdf, 790189KB)

Investor Questions

Write your question here

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