

\$600,000 1st TD, 12.00%, 25.00% LTV, 23.31% Net LTV, Cash-Out, NOO, Entitled Land, 24 Mos. Term, 6 Mos. Guar. Int., 6 Mos. Prep. Int., \$40,000 Min. Inv., Ventura County, Los Angeles County, CA

Westlake Village, CA, 91362



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Overview

775 FICO experienced real estate owner and developer is seeking a \$600,000 business purpose 1st Trust Deed cash out loan on this non-owner occupied approximately 3 acres of "tree and clear" entitled land located in the prestigious "Country Club Estates", a gated golf course community in Westlake Village, Ventura County, CA. The borrower will be using the funds for grading improvements on this subject property and two other parcels of nearby land borrower owns. The borrower is the owner and President of Grenhill Investment Corporation, a CA based construction company and plans to sell the property to a developer after the grading is completed. Exit Strategy: sale of property to builder.

Property Description

The subject property located in Westlake Village, an entitled vacant residential parcel within the prestigious Country Club Estates, a gated golf course community known for its luxury custom homes and scenic hillside views. The 131,115-square-foot lot (approximately 3 acres) features hilly terrain—ideal for constructing a high-end single-family residence, which represents its highest and best use. The site is accessible via a shared paver bridge entry from Lakeview Canyon Road and is surrounded by upscale properties valued between \$4.5 million and \$9 million. Based on a comprehensive market analysis of comparable land sales in Westlake Village and surrounding areas, the appraised market value of the property, as of October 3, 2025, is \$2,400,000. The subject is well located near Westlake Village, Westlake High School, many restaurants, shopping, golf courses and off the 101 Freeway.

Investment Summary

This is a 25.00% LTV, 23.31% Net LTV on a recent Appraised value of \$2,400,000. The loan offers 6 months Guaranteed Interest and 6 months Prepaid Interest, yielding an 12.00% annualized return. Minimum investment is \$40,000. Exit strategy: sale of property

What we like about this Trust Deed opportunity:

- Located in prestigious "Country Club Estates" in Westlake Village
- 775 FICO, experienced real estate owner
- Protective Net Investor Equity \$1,840,500
- 6 months Prepaid Interest
- 6 months Guaranteed Interest

Consideration:

- Borrower would like to close quickly

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: 12.00%
 Minimum Raise Amount: \$0
 Minimum Investment Amount: \$40,000
 Loan amount: \$600,000
 Lien position: 1ST
 Borrower Credit Score: 775
 LTV/CLTV: 25.00%
 Deal Type: Cash Out
 Loan Term Length: 24
 Property Condition: Minor Rehab
 Regulation Type: Corp Code 25102F
 IRA Eligible: Yes

Pledged 0%

Follow this offering

@ Loan amount	\$600,000
📅 Estimated Closing Date	Oct 21, 2025
📈 Sold Rate	12.00%
📦 Min. Investment	\$40,000
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

Loan Type: Cash-Out
Guaranteed Interest: 6 months
Prepaid Interest: 6 months
Appraised Valuation: \$2,400,000
LTV: 25.00%
Net LTV: 23.31%
Number of Fractional Interests: 15
Exit Strategy: Sale of Property
Protective Net Equity: \$1,740,000
Monthly Lender Payment: \$6,000

Property Overview

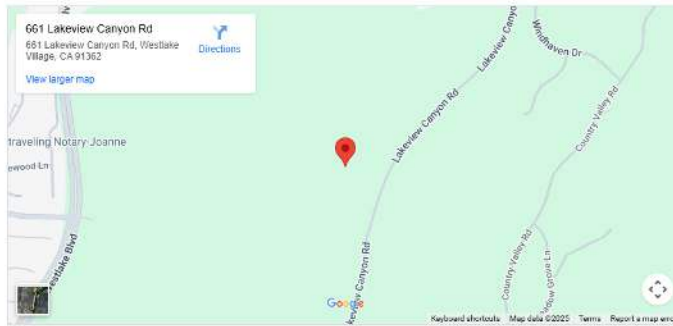
661 Lakeview Canyon Rd., Westlake Village, CA 91362

Property 1 Address

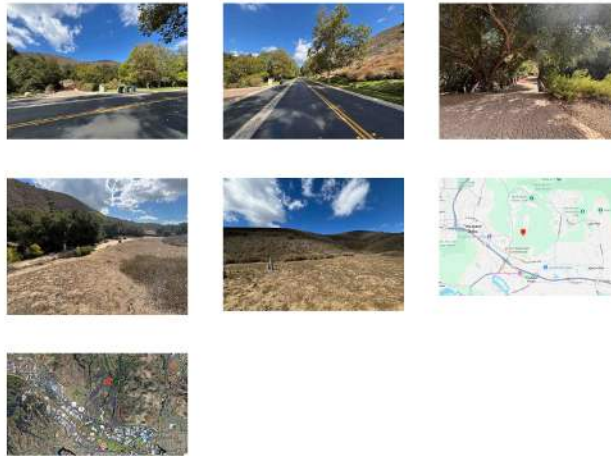
Street: 661 Lakeview Canyon Road
City: Westlake Village
County: Ventura
Postal Code: 91362

Property 1 Highlights

Property Type: Entitled Land
Appraised Value: \$2,400,000
Total Lot Size: 131,115 SF (approx. 3 acres)
Price per SF: \$18.30
County: Ventura
Zoning: RPD-1 SU-SP (Residential Planned Development - Specific Plan)
APN: 680-0-281-125
Est. Closing Date: October 20, 2025



Photos



Documents

- [Sutrisno_-_2.4M_Appraisal_661_Lakeview_Canyon_Rd__Westlake_Village__CA_91362.pdf](#) (application/pdf, 3842598KB)
- [Sutrisno_-_Preliminary_Report.pdf](#) (application/pdf, 1174333KB)
- [Sutrisno_-_Property_Profile.pdf](#) (application/pdf, 713444KB)

Investor Questions

Write your question here

Submit

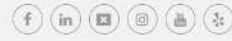
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