

Updated 2-15-26: Lowered Loan Amount to \$1,579,000 and CLTV to 50.00%, 12.25% Blanket 1st/2nd TD Cross, Two Multi-Family, 50.00% CLTV, 48.31% Net CLTV, Purchase/CO, NOO, 6 Mos. Guar. Int., 3 mos. prepaid, \$63,160 Min. Inv. Los Angeles

Los Angeles, CA, 90044



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Overview

Loan Purpose

743 FICO repeat Mortgage Vintage borrower and experienced business owner, is seeking a business purpose, non-owner-occupied 1st/2nd Trust Deed blanket loan to acquire a 17-unit fully occupied multi-family property located on Vermont Avenue in Los Angeles, while cross-collateralizing an existing 5-unit multi-family property on 40th Place in Los Angeles.

Loan proceeds will be used to purchase the \$2,500,000 17-unit property. The borrower is pledging approximately \$658,000 of equity in the fully occupied 5-unit property as additional collateral. The 40th Place property currently carries a 1st Trust Deed with an approximate \$792,000 principal balance current and in good standing, at 8.374% interest, with a payment of \$6,125 maturing in 2055.

This loan is structured as short-term bridge financing, interest-only, allowing the borrower time to stabilize operations and execute an exit strategy via refinance or sale. Additionally, the seller is carrying back a \$921,000 2nd position loan on the Vermont property, enhancing leverage efficiency while maintaining conservative overall CLTV.

Property Description

The collateral consists of two income-producing multi-family properties in Los Angeles, CA.

1. 8500 S. Vermont Ave – 17 Units (1st Trust Deed Position) 9,445 Living SF, 12,090 Lot Size, 17 Units, each with 1 Bedroom and 1 Bath

- Non-owner occupied
- Fully occupied
- Independent As-Is appraised value: \$2,500,000

2. 905 W. 40th Place – 5 Units (2nd Trust Deed Position) 4,746 Living SF, 6,415 Lot Size, 5 Units, each with 1 Bedroom and 1 Bath

- Non-owner occupied
- Fully occupied
- Independent As-Is appraised value: \$1,450,000

The combined As-Is value of both properties is \$3,950,000.

The new loan totals \$1,579,000, plus the existing \$792,000 first Trust Deed on the 40th Place property, resulting in a combined loan amount of \$2,371,000. This produces a 50.00% CLTV and 48.31% Net CLTV, calculated strictly on As-Is valuations.

Both properties are located in established Los Angeles rental submarkets with zoning supporting continued multi-family use. The properties are subject to local rent control, allowing up to 4% annual increases, with the ability to adjust to market rent upon tenant turnover.

Investment Summary

This offering provides fractional investor participation in a Trust Deed secured by a blanket lien on two Los Angeles multi-family properties.

- Total Loan Amount: \$1,579,000
- Blanket Lien Structure:
 - 1st TD on 8500 S. Vermont Ave.
 - 2nd TD on 905 W. 40th Pl
- Investor Rate: 12.25%
- Term: 24 months, interest-only
- Monthly Payment: \$16,118.96
- Guaranteed Interest: 6 months
- Prepaid Interest: 3 months
- CLTV: 50.00%
- Net CLTV: 48.31%

What We Like

- 743 FICO repeat Mortgage Vintage borrower
- Experienced property management business owner managing the subject properties
- Conservative 50.00% CLTV based on As-Is valuations
- Fully occupied, income-producing collateral
- 1st Trust Deed position on the larger 17-unit asset
- Cross-collateralization enhances overall security
- Short-term, defined 24-month bridge structure aligned with refinance or sale exit

Potential Consideration

- Borrower is seeking an expedited closing timeline to complete the acquisition.

Management

Pledged 95%

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Estimated Closing Date	Feb 24, 2026
Sold Rate	12.25%
Min. Investment	\$63,160
IRA Eligible	Yes

Investors

Number of pledges (15)

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

[View Loan Status](#)

Contact Sponsors

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

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Mr. Sandy MacDougall

Financial

Offering Type: Debt
Sold Rate: 12.25%
Minimum Raise Amount: \$0
Minimum Investment Amount: \$63,160
Loan amount: \$1,579,000
Lien position: 1ST
Borrower Credit Score: 743
LTV/CLTV: 50.00%
Deal Type: Purchase
Loan Term Length: 24
Property Condition: No Rehab
Regulation Type: Corp Code 25102F
IRA Eligible: Yes
Loan Type: Blanket Purchase and Cross Collateral
Total Combined Loan Amount: \$1,579,000
Appraisal Effective NOI: \$195,776
Cap Rate on Loan Amount: 12.40%
Amount of Loan Per Door of Collateral: \$107,772
1st TD Amount on Cross Collateral (40th Pl): \$792,000
Combined Loan Amount: \$1,579,000
Combined Appraised Valuation: \$3,950,000
CLTV: 50.00
Net CLTV: 48.31
Guaranteed Interest: 6 months
Prepaid Interest: 3 months
Expected Rental Income: \$27,065/mo. on Vermont and \$7,865/mo on 40th Pl.
Loan Term: 24 mos.
Number of Fractional Interests: 25
Exit Strategy: Conventional Refinance
Protective Equity: \$1,549,000
Monthly Lender Payment: \$15,812.713/mo.

Property Overview

6500 So. Vermont Ave., Los Angeles, CA 90044



905-009 West 40th Place, LOS ANGELES, CA 90037



Property 1 Address

Street: 6500 So. Vermont Ave.
City: Los Angeles
County: Los Angeles
Postal Code: 90044

Property 1 Highlights

Property Type: Multi-Family 17 units
Parking: 8 spots + street and garage
Appraised As Is Value: \$2,500,000
Total Rentable SF: 9,612
Price per SqFt: \$280.09
Lot Size: 12,090 s.f.
Stories: 2
Total Room: 34



Typical Unit Interior - Kitchen



Typical Unit Interior - Kitchen



Typical Unit Interior - Kitchen



Typical Unit Interior - Bedroom



Typical Unit Interior - Bathroom



905



905



Documents

[Perea_-_2.5M_905_W_6500_S_Vermont_Ave_borrower_provided_Appraisal.pdf](#) (application/pdf, 10832786KB)

[Perea_-_Appraisal_Review_-_2.5M_905_W_6500_S_Vermont_Ave_1-9-26.pdf](#) (application/pdf, 832584KB)

[Perea_-_1.45M_Appraisal_-_PV_-_905_West_40th_Pl_Los_Angeles_CA_90037.pdf](#) (application/pdf, 4256478KB)

[Perea_-_Prelim_-_combined_-_6500_Vermont_40th_Place.pdf](#) (application/pdf, 944577KB)

[Perea_-_1.45M_905_W_40th_Pl_CMA.pdf](#) (application/pdf, 1067708KB)

[Perea_-_Property_Profile_-_40th_Place.pdf](#) (application/pdf, 875853KB)

[Perea_-_Property_Profile_-_6500_Vermont.pdf](#) (application/pdf, 604604KB)

Investor Questions



John Salinger

Hello Sandy, Did I understand the subject purchase loan is a proposed new 1st TD and the seller is going to take a second TD as a carry back concurrently ?

on Jan 27

Reply



Sandy MacDougall

yes, Seller Carry is in 2nd position

on Jan 27

Reply



John Salinger

Hi Sandy, I was reviewing the loan file (post pledge for one unit) and noticed according my Property Profile Report, Angel J. Perea conveyed title to Angel J. P. Lopez on February 25, 2025 via Grant Deed (Doc. No. 2025-1180/4). It was an interfamily .0. value transfer. The profile in MVI file indicates Mr. Perea is still owner of record. Let me know if I've got something wrong here or if the issue had been known and or resolved ? Are they the same person since the first name and initial are the same ? John S.

on Jan 28

Reply



Mike Duong

The titleholder's full legal name is Angel Jose Perea Lopez, and this has been verified in our due diligence of the borrower and is also accurately reflected in our preliminary title report. To answer your question, yes - same person.

on Jan 28

Reply



Sandy MacDougall

yes, the Title Holder change that was made was to correct a clerical error with the Borrowers Name.

on Jan 28

Reply



Charlie Mugler

Hi Sandy Both Karen and I will be in Mammoth monday thru Thursday this coming week, will this loan need to be funded during this period Thanks Charlie

10 hours ago

Reply



Sandy MacDougall

Lucky you Charlie and Karen! Lots of Snow. Enjoy the powder. Looks like we will need funding for this loan sometime next week Feb 23-27. Not sure what day.

15 minutes ago

Reply

Write your question here ...

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