

Updated 1-28-26: \$1,650,000 1st TD @ 8.75%, 55.93% LTV, Cash-Out, NOO, Multi-Family 8 Units, 36 Mos. Term, 6 Mos. Guar. Int., \$55,000 Min. Inv., Los Angeles, CA
Los Angeles, CA, 90039



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Overview

1. Loan Purpose

The 749 FICO previously successful Mortgage Vintage Borrower is seeking a business-purpose loan secured by an existing 8 unit multi-family asset in Los Angeles. Loan proceeds will be used to refinance an existing Mortgage Vintage 1st Trust Deed and provide remodel funds and small cash-out liquidity to the borrowing entity.

Based on the information provided, the transaction is structured as a bridge-style refinance, allowing the borrower to reposition their capital while maintaining ownership of the property. Owner and her Son are Co-Borrowers on the loan.

2. Property Description

The collateral is an 8-unit multi-family apartment building located at 2345 Duane Street, Los Angeles, California, within the Silver Lake / Edendale area. The property was constructed in 1965 with recent remodels to a number of units and consists of approximately 6,830 square feet on a 7,505 square foot lot. The building is two stories and includes gated, covered parking.

An independent third-party appraisal dated January 4, 2026 concluded an As-Is market value of \$2,950,000, based on both the sales comparison and income approaches. The property is zoned LARD2, a legal and conforming multi-family use under current zoning.

The investment is secured by a new 1st Trust Deed with a loan amount of \$1,650,000, resulting in an As-Is Loan-to-Value (LTV) of approximately 55.9%, providing a meaningful equity cushion beneath the loan.

3. Investment Summary

The offering represents a fractional participation in a 1st Trust Deed loan secured by the subject property.

- Loan Amount: \$1,650,000
- Lien Position: First Trust Deed
- Investor Rate: 8.750% interest-only
- Term: 36 months
- Payment Structure: Monthly interest-only payments
- Guaranteed Interest: 6 months
- Occupancy: One of the units is occupied by a Co-Borrower, business-purpose loan
- Exit Strategy: Conventional Refinance
- Minimum Investment Amount: \$55,000

Investors acquire pro-rata fractional interests in the Trust Deed, with interest and principal distributed proportionally based on each investor's participation. Repayment of principal is expected at loan maturity through refinance or sale of the property.

4. What We Like

From a credit perspective, the loan is structured with several notable strengths:

- A sub 60% LTV based on a current, independent As-Is appraisal, providing a substantial equity buffer.
- First lien position, offering seniority in the capital stack.
- Stabilized multi-family collateral in a dense, supply-constrained SilverRock Los Angeles submarket.
- An appraisal-supported value derived from both income and comparable sales, rather than speculative future assumptions.
- A defined loan term with contractual interest payments and a clear refinance or sale-based exit.

These factors collectively support a conservative collateral profile relative to the loan amount.

5. Possible Concerns

As with any private real estate credit investment, there are risks to consider:

- Repayment of principal is dependent on a successful refinance or sale at or before maturity.
- Market liquidity for multi-family assets can be influenced by interest rate conditions and capital market volatility.
- While the property is currently stabilized, property performance and operating income remain relevant to long-term refinance outcomes.
- The loan includes interest-only payments, meaning principal does not amortize during the term.

These considerations should be evaluated alongside the conservative leverage and senior lien position when assessing overall risk.

Pledged 83%

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Estimated Closing Date	Feb 04, 2026
Sold Rate	8.75%
Min. Investment	\$55,000
IRA Eligible	Yes

Investors

Number of pledges (14)

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Sandy MacDougall

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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: 8.75%
Minimum Raise Amount: \$0
Minimum Investment Amount: \$55,000
Loan amount: \$1,850,000
Lien position: 1ST
Borrower Credit Score: 749
LTV/CLTV: 55.93%
Deal Type: Cash Out
Loan Term Length: 36
Property Condition: No Rehab
Regulation Type: Corp Code 25102F
IRA Eligible: Yes
Value Per Unit: \$362,500
Cap Rate on Loan Amount: 8.87%
Loan Type: Cash-Out
Guaranteed Interest: 6 months
Prepaid Interest: 0 months
Appraisal Valuation: \$2,950,000
LTV: 55.93%
Expected Rental Income: \$18,728/mo.
NetTV: 55.93%
Minimum Investment Amount: \$55,000
Number of Fractional Interests: 30
Exit Strategy: Conventional Refinance
Protective Equity: \$1,300,000
Monthly Lender Payment: 12,031.25

Property Overview

2345 Duane St., Los Angeles, CA 90039;

Property 1 Address

Street: 2345 Duane St
City: Los Angeles
County: Los Angeles
Postal Code: 90039

Property 1 Highlights

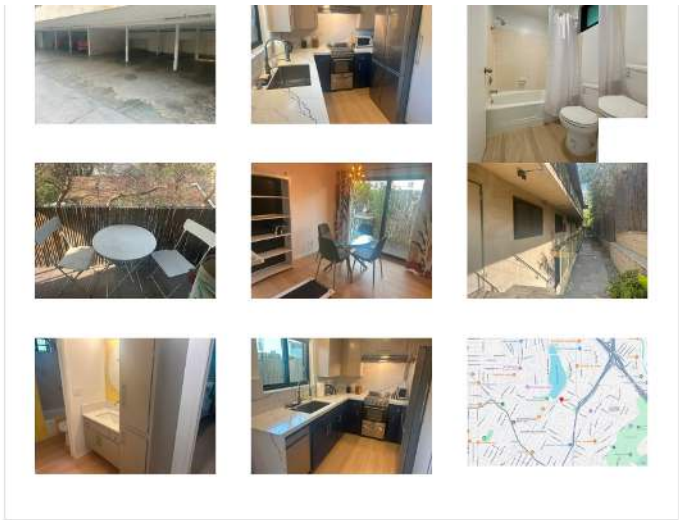
Property Type: Multi-Family 8 Units
Appraised ARV Value: \$2,950,000
Total Rentable SF: 6,830 s.f.
Price per Sq'F: \$431.91
Lot Size: 7,505 s.f.
Stories: 2
Total Room: 19
Bedrooms: 10
Bathrooms: 9
Exterior Wall: Stucco/Wood
Year Built: 1965
Occupancy: Owner Occupied
County: Los Angeles
Zoning: IAR02 (Multi Family Residential)
APN: 5422-001-009



Photos







Documents

- [Covella_-_Appraisal_-_2_95_Mil_-_2345_Duane_St__Los_Angeles__CA_90039.pdf \(application/pdf, 2757429KB\)](#)
- [Covella_-_Preliminary_Title_Report.pdf \(application/pdf, 564626KB\)](#)
- [Covella_-_Property_Profile.pdf \(application/pdf, 684021KB\)](#)

Investor Questions

Write your question here

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