

\$250,000 2nd TD, 12.00%, 58.03% CLTV, 57.26% Net CLTV, Cash Out, OO, Duplex, 6 Mos. Guar. Int., 3 Mos. Prep. Int., Tujunga, CA

Tujunga, CA, 91042



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

Overview

Loan Description:

CrowdTrustDeed is pleased to present a \$250,000 2nd Trust Deed investment secured by a Duplex in Tujunga, California owned by a 765 FICO borrower. The loan is structured as a business purpose, interest-only cash-out loan to an owner occupied borrower. The 1st TD is at 4.75% and:

The property is supported by an as-is Broker Price Opinion of \$1,120,000, with an estimated \$400,000 existing first trust deed, resulting in a conservative 58.03% combined loan-to-value (CLTV). The loan carries a 12.00% lender interest rate, with monthly interest-only payments of \$2,552.08 over a 24-month term.

Investor protection includes six months of guaranteed interest, with three months prepaid at closing, a recorded 2nd Trust Deed, and an extended ALTA lender's title insurance policy insuring lien position. Additional safeguards include hazard insurance naming the lender as loss payee, borrower credit review, lender inspection, and full documentation of business use of funds. This offering provides attractive yield, strong equity coverage, and a defined short-term exit strategy.

Property Description:

The subject property is a well-maintained duplex (2-unit residential property) located in the Tujunga area of Los Angeles County, situated on an approximately 10,452 square foot (0.24-acre) lot in a predominantly single-family residential neighborhood. The property consists of two detached residential units, totaling approximately 1,970 square feet of gross living area, with a combined 4 bedrooms and 3 bathrooms.

Originally constructed in 1954, the property features stucco exterior construction, traditional architectural styling, and an attached two-car garage. Both units are currently occupied, and the property is reported to be in average to good overall condition, meeting basic living and safety standards. The Broker Price Opinion notes no deferred maintenance or required repairs.

Zoned LAR1 and held in fee simple ownership, the property benefits from a stable local market characterized by limited multi-family inventory and strong end-user demand. Market data reflects average marketing times of approximately 60 days and projected gross market rents of approximately \$5,000 per month. The BPO supports an as-is market value of \$1,120,000, providing substantial equity coverage for the subject 2nd Trust Deed investment.

Investment Summary

Mortgage Vintage, Inc. is offering a \$250,000 2nd Trust Deed secured by fully occupied Duplex in Tujunga. The property has an estimated value of \$1,120,000, resulting in an attractive 58.03% Loan-to-Value ratio and 57.26% net LTV. This Business Purpose Investment refinance loan carries a 12.00% interest rate, and a 24-month term.

What we like about this Trust Deed opportunity:

- 12.00% yield at a 58.03% CLTV and 57.26% net CLTV
- Fully Occupied Duplex
- 765 FICO Borrower
- 6 months Guaranteed Interest and 3 months Prepaid Interest

Consideration:

- Borrowers would like to close soon

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.



Financial

Offering Type : Debt
 Sold Rate : 12.00%
 Minimum Raise Amount: \$0
 Minimum Investment Amount: \$50,000

Pledged 0%

Follow this offering

@ Loan amount	\$250,000
🕒 Estimated Closing Date	Dec 19, 2025
📈 Sold Rate	12.00%
📦 Min. Investment	\$50,000
IRA Eligible	No

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

Loan amount: 3,750,000
Lien position: 2ND
Borrower Credit Score: 765
LTV/CLTV: 58.03%
Deal Type: Cash Out
Loan Term Length: 24
Property Condition: No Rehab
Regulation Type: 10238 Multi Lender
IRA Eligible: No
Loan Type: Cash Out
Guaranteed Interest: 6 months
Prepaid Interest: 3 months
BPO Valuation: \$1,120,000
CLTV: 58.03%
Expected Rental Income: \$5,000/mo.
NetCLTV: 57.26%
Number of Fractional Interests: 5
Exit Strategy: Refinance
Protective Equity: \$470,000
Monthly Lender Payment: \$2,552.08

Property Overview

6911 and 6919 Saint Esteban St., Tujunga CA 91042,

Property 1 Address

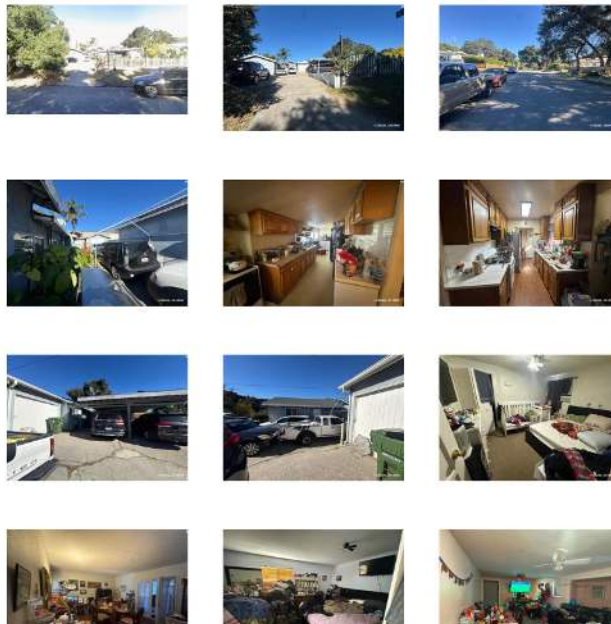
Street: 6911 Saint Esteban St.
City: Tujunga
County: Los Angeles
Postal Code: 91042

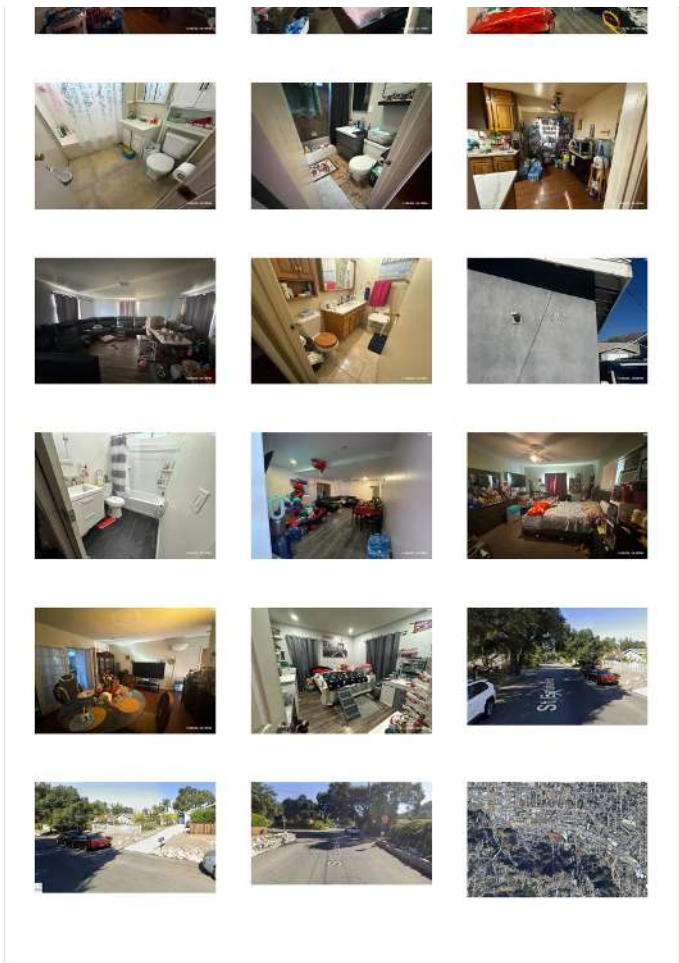
Property 1 Highlights

Property Type: SFR
Appraised As Is Value: \$1,120,000
Total Rentable SF: 1,970
Price per SqFt: \$568
Lot Size: .24 acres
Stories: 1
Total Room: 7
Bedrooms: 4
Bathrooms: 3
Exterior Wall: Stucco
Year Built: 1921
Occupancy: Owner Occupied
County: Los Angeles
Zoning: LAR1
APN: 2564-007-016



Photos





- Documents**
- [Mundo_-_BPO_-_1.12_Mil_12-3-25.pdf \(application/pdf, 1144781KB\)](#)
 - [Mundo_-_Preliminary_Report.pdf \(application/pdf, 7252190KB\)](#)
 - [Mundo_-_Property_Profile.pdf \(application/pdf, 714207KB\)](#)

Investor Questions

Write your question here ...

Submit

Covering California

260 Newport Center Dr. Suite #404
Newport Beach, CA 92660

Contact Us

(949) 438-0691
info@crowdtrustdeed.com

Follow

