

Updated 2-16-26: \$600,000 2nd TD @ NOW PAYING 14.50%, 56.48% CLTV, 56.25% Net CLTV, Funds Control, Const., CO, NOO, SFR, 12 Mo. Term, 6 Mos. Guar. Int., 3 Mos. Prep. Int., Malibu, CA

Malibu, CA 90265



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### Overview

#### 1. Loan Purpose

687 FICO borrower is obtaining a business-purpose construction bridge loan secured by a Malibu single-family residence. Loan proceeds are intended to fund remaining \$450,000 construction and related carrying costs associated with completing a high-end residential renovation. All \$450k construction funds will be held in a licensed Funds Control account. The property is non-owner-occupied, and the loan is structured as short-term bridge capital to support completion and stabilization, with repayment anticipated through a future refinance or sale.

#### 2. Property Description

The collateral is a single-family residence in mid-construction, located at 31255 Beach View Estates Drive, Malibu, California, and situated on approximately 2.04 acres within a gated hillside enclave. The home is currently under construction and, upon completion, will be a high-quality for sale contemporary residence with extensive custom features.

An independent appraisal dated January 14, 2026 concluded an As-Is market value of \$6,900,000, reflecting the property's condition prior to completion. The appraiser also provided a As-completed value at \$10,500,000.

The investment is secured by a 2nd Trust Deed, junior to an existing first mortgage with an estimated balance of \$5,330,000 from Arix Capital at a 10.50% rate. Based on the combined loan amount of \$5,933,000 and the As-Is value, the transaction reflects a 56.47% combined loan-to-value (CLTV) on the After Repair Value and a 56.28% Net CLTV.

#### 3. Investment Summary

This offering represents a fractional interest in a 2nd Trust Deed secured by Malibu residential real estate.

- Loan Amount: \$600,000 (2nd Trust Deed)
- Lien Position: Junior to an existing 1st Trust Deed
- Borrower Rate: 14.50% interest-only
- Term: 12 months
- Payment Structure: Monthly interest-only payments
- Interest Features: 3 months prepaid interest and 6 months of guaranteed interest
- Occupancy: Non-owner occupied, business purpose
- Funds Control: \$450,000 (includes Feasibility Study which agreed that the \$450k will allow the builder to complete construction)

Investors acquire fractional interests in the Trust Deed and receive pro-rata distributions of interest and principal in accordance with their participation.

#### 4. What We Like

Meaningful equity cushion when measured against the As-Is appraised value and After Repair Value, even with the loan positioned in second lien status. The property is located in Malibu, a supply-constrained coastal market with demonstrated demand for high-quality residential assets.

The appraisal reflects a well-defined scope of construction already underway, and the short-term bridge structure aligns with a clearly defined exit strategy through refinance or sale upon completion. The interest-only structure and prepaid interest help mitigate early payment risk during the construction period.

#### 5. Possible Concerns

This investment is secured by a junior lien, which increases reliance on the borrower's execution and the senior lender's position. Repayment is dependent on the successful completion of construction and a future capital event, exposing investors to execution risk and market liquidity risk.

The As-Is value reflects the property in its current unfinished state, and any delays, cost overruns, or changes in market conditions could impact the borrower's ability to refinance or sell as planned. As with all short-term bridge loans, timing and market absorption are key considerations.

### 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

Pledged 85%

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|                        |              |
|------------------------|--------------|
| Estimated Closing Date | Feb 24, 2026 |
| Sold Rate              | 14.60%       |
| Min. Investment        | \$30,000     |
| IRA Eligible           | Yes          |

### Investors

Number of pledges (3)

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

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**Sandy MacDougall**  
[Send Email Message](#)  
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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: 14.50%  
Minimum Raise Amount: \$0  
Minimum Investment Amount: \$30,000  
Loan amount: \$600,000  
Lien position: 2ND  
Borrower Credit Score: 687  
LTV/CLTV: 66.47%  
Deal Type: Cash Out  
Loan Term Length: 12  
Property Condition: Ground Up Construction  
Regulation Type: Corp Code 26102F  
IRA Eligible: Yes  
Loan Type: Cash Out for Construction  
Guaranteed Interest: 6 months  
Prepaid Interest: 3 months  
Appraised As Is Valuation: \$6,900,000  
Appraised ARV Valuation: \$10,500,000  
CLTV on ARV: 66.47%  
Net CLTV: 66.28%  
Estimated Rental Income: \$45k - \$65k/mo.  
Number of Fractional Interests: 20  
Exit Strategy: Sale of Property upon Completion  
Protective Equity: \$4,570,000  
Monthly Lender Payment: \$7,250

#### Property Overview

31255 Beach View Estates, Malibu, CA 90265;

#### Property 1 Address

Street: 31255 Beach View Estates  
City: Malibu  
County: Los Angeles  
Postal Code: 90265

#### Property 1 Highlights

Property Type: SFR  
Appraised ARV Value: \$10,500,000  
Total Rentable SF: 3,998  
Price per SqFt: \$2,626  
Lot Size: 2.04 Acres  
Stories: 3 plus basement  
Total Room: 9  
Bedrooms: 4  
Bathrooms: 4  
Exterior Wall: Stucco  
Year Built: 2026  
Occupancy: Non-Owner Occupied  
County: Los Angeles  
Zoning: LCA11Y  
APN: 4470-004-014



#### Photos







#### Documents

- [Alfaro\\_-\\_Property\\_Profile.pdf \( application/pdf, 721244KB\)](#)
- [Alfaro\\_-\\_Preliminary\\_Title\\_Report\\_-\\_SI\\_clear.pdf \( application/pdf, 146780KB\)](#)
- [Alfaro\\_-\\_Appraisal\\_-\\_10.5\\_Mil\\_-\\_1-21-26-31255\\_Beach\\_View\\_Estates\\_Dr\\_\\_Malibu\\_CA\\_90265.pdf \( application/pdf, 10288502KB\)](#)

#### Investor Questions

Write your question here ...

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#### Covering California

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#### Contact Us

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