

\$150,000 2nd TD at 11.00%, 58.82% CLTV, 58.38% Net CLTV, Cash-Out, NOO, SFR, 18 Mos. Term, 6 Mos. Guar. Int., 3 Mos. Prep. Int., Orange, CA
 Orange, CA, 92868



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Overview

1. Loan Purpose

The borrower is seeking a business-purpose cash-out loan secured by a non-owner occupied single-family residence. Proceeds from the new second trust deed are intended to support the development of an Accessory Dwelling Unit (ADU) on the property.

Based on the valuation commentary, the property's lot configuration and surrounding rental demand—particularly from nearby Chapman University—support the potential for an ADU or garage conversion.

This loan functions as bridge capital to enable property improvements and increase income-generating potential.

2. Property Description

The collateral is a single-family residence located at 1315 W. Beverly Dr., Orange, CA, built in 1955 with a recent remodel and comprises approximately 1,263 square feet with a 6,150 square foot lot.

The property is currently in average condition with no major deferred maintenance noted, according to the BPO. It is situated in a suburban neighborhood with stable market conditions and consistent buyer demand.

The Broker Price Opinion indicates an As-Is value of approximately \$1,100,000.

- Existing 1st Trust Deed: ~\$497,000
- New 2nd Trust Deed: \$150,000 Total Debt: \$647,000

This results in an estimated CLTV of ~58.82% based on the As-Is value of \$1.1 Mil.

The investment is secured in a 2nd lien position behind the existing first mortgage. The borrower has recently used his credit cards while he invests in a new business venture in the Philippines. Revenue from that venture is scheduled to arrive later this year which will allow the borrower to pay down the high balance credit cards.

3. Investment Summary

This offering consists of a \$150,000 second trust deed secured by the subject property.

- Lien Position: 2nd Trust Deed
- Total Capital Stack: \$647,000
- Investor Rate: 11.00%
- Term: 18 months
- Payments: Interest-only
- Interest Structure: 6 months guaranteed interest, 3 months prepaid

Investors will acquire fractional interests in the trust deed, with payments of interest on a pro-rata basis.

The loan is structured as a short-term bridge facility, with repayment expected through refinance or sale following execution of the ADU build strategy and subsequent conventional refinance.

4. What We Like

- Moderate leverage profile with an estimated ~58.8% CLTV based on As-Is value, providing a meaningful equity cushion
- Collateral located in an established Orange County submarket with strong comparable sales activity and stable pricing trends
- Property is currently in average condition with no immediate repair requirements, reducing near-term capital risk
- Functional single-family layout on a 6,150 SF lot, supporting potential ADU development
- ADU strategy aligns with local rental demand drivers, particularly student housing demand noted in the BPO
- Short term structure limits long-duration exposure while maintaining defined exit timing.

5. Possible Concerns

- Investment is secured in a 2nd trust deed position, which is subordinate to the existing first mortgage
- Execution risk associated with ADU development, including permitting, construction, and timeline considerations
- No formal construction feasibility report provided to validate scope or costs
- Repayment is dependent on successful refinance or sale, exposing investors to market and liquidity conditions
- Exit strategy may rely in part on future income or value enhancement, which is not guaranteed
- Historical title shows prior foreclosure activity (pre-2010), which may be relevant when evaluating borrower risk profile

Pledged 0%

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Loan amount	\$150,000
Estimated Closing Date	Apr 10, 2026
Sold Rate	11.00%
Min. Investment	\$50,000
IRA Eligible	Yes

Investors

Number of pledges (0)

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

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Contact Sponsors

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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: 11.00%
Minimum Raise Amount: \$0
Minimum Investment Amount: \$50,000
Loan amount: \$150,000
Lien position: 2ND
Borrower Credit Score: 504
LTV/CLTV: 58.82%
Deal Type: Cash Out
Loan Term Length: 18
Property Condition: Minor Rehab
Regulation Type: 10238 Multi Lender
IRA Eligible: Yes
Loan Type: Cash-Out
1st TD Amount: \$497,000
New 2nd TD: \$150,000
Total Loan Amount: \$647,000
Guaranteed Interest: 6 months
Prepaid Interest: 3 months
BPO Valuation: \$1,100,000
CLTV: 58.82%
Actual Rental Income: \$5,386/mo.
NetCLTV: 58.38
Number of Fractional Interests: Infinity
Exit Strategy: Conventional Refi after ADU build
Protective Equity: \$453,000
Monthly Lender Payment: \$1,375

Property Overview

1315 W Beverly Dr., Orange, CA 92668;

Property 1 Address

Street: 1315 W. Beverly Dr.
City: Orange
County: Orange
Postal Code: 92668

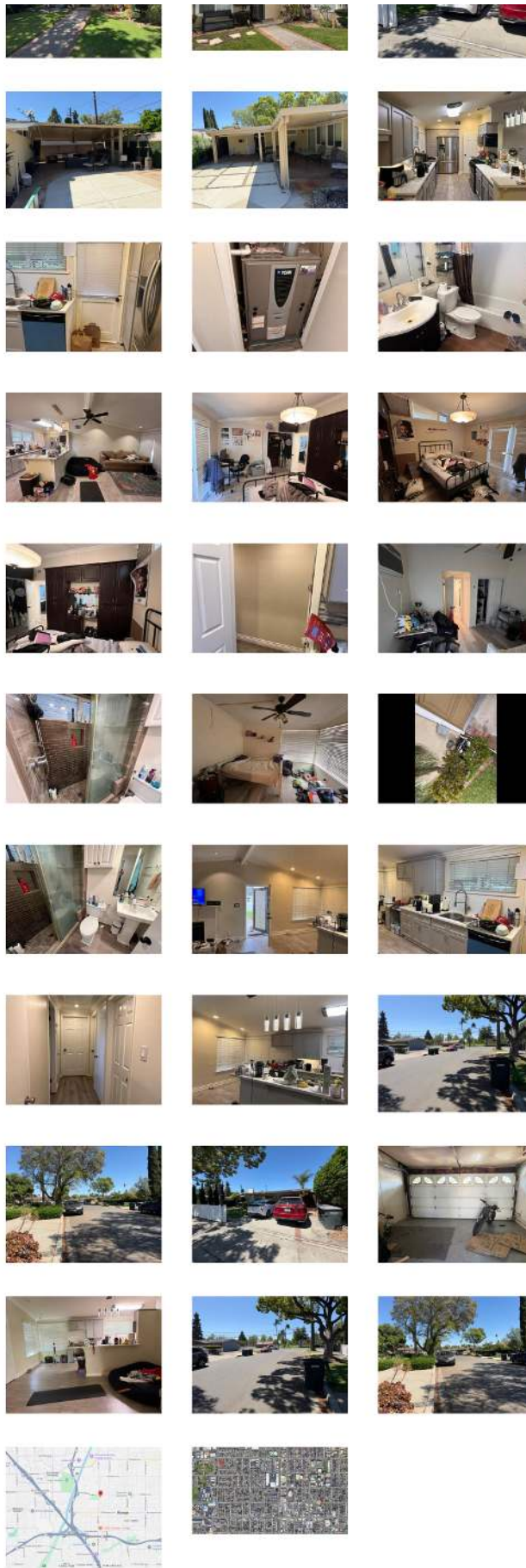
Property 1 Highlights

Property Type: SFR
Appraised ARV Value: \$1,100,000
Total Rentable SF: 1,263
Price per SqFt: \$871
Lot Size: .14 acres
Stories: 1
Total Room: 8
Bedrooms: 4
Bathrooms: 2
Exterior Wall: Stucco
Year Built: 1955
Occupancy: Non Owner Occupied
County: Orange
Zoning: R-1
APN: 039-295-09



Photos





Documents

- [📄 Calangi_-_Preliminary_Report_-_SI_clear.pdf \(application/pdf, 145795KB\)](#)
- [📄 Calangi_-_BPO_-_1.1_Mil_-_4-6-26.pdf \(application/pdf, 1853019KB\)](#)
- [📄 Calangi_-_Property_Profile.pdf \(application/pdf, 850203KB\)](#)

Investor Questions

Write your question here

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