

**\$370,000 2nd TD @ 13.00%, Newly Constructed SFR, 62.65% CLTV, 45.92% Net CLTV, CO Funds Control, NOO, 12 Mos. Term, 6 Mos. Guar. Int., 6 Mos. Prep. Int., Min. Inv. 46,250, Los Angeles, CA**

Los Angeles, CA, 90031



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

### Overview

#### Loan Summary

697 FICO borrower is a seasoned construction professional with over 20 years of experience as a construction project manager, with a track record of successfully managing residential ground-up builds. Borrower owned this subject property "free and clear" for many years located in the Glassell Park area of Northeast Los Angeles, a transitioning neighborhood with a mix of older homes and new construction, driven by demand for its proximity to Downtown LA. Borrower took out a 1<sup>st</sup> TD to fund the construction of a brand-new investment build and sell SFR in Los Angeles, CA \$600,000 has been invested into the project, with the improvements now in mid-to-late construction stage. Due to cost overruns and remaining scope, an additional \$270,000 is required to complete construction. The borrower is seeking \$370,000 business purpose 2<sup>nd</sup> TD to complete the SFR. As part of our due diligence, we have obtained a new after-completion value appraisal reflecting an ARV of \$1,550,000, along with a construction feasibility report that supports the remaining budget. Funds will be administered through a controlled disbursement process that includes a 15% contingency to mitigate completion risk. All permits/plans approved.

The 1st TD loan is current, in good standing with a principal balance of \$601,071 with a 5.375% fixed rate through Feb 2030, with a PI monthly payment of \$2,743, then becomes a variable loan maturing in Feb 2053. Borrower exit: sale of property to pay off 1<sup>st</sup> and 2<sup>nd</sup> within 12 months.

#### Property Description:

Upon completion, the property will be a newly constructed, contemporary two-story single-family residence totaling 2,233 SF, featuring 3 bedrooms and 3.5 bathrooms on an expansive 19,836 SF hillside lot with partial city and hillside views in the Glassell Park neighborhood of Northeast Los Angeles, CA. The home will include a detached two-car garage, modern interior finishes, and all new mechanical, electrical, and plumbing systems consistent with current market expectations for new construction. With an after-completion value of \$1,550,000, the property is expected to compete directly with other new construction homes in the surrounding market. The borrower's exit strategy is to sell the property upon completion, at which time both the existing \$600,000 1<sup>st</sup> TD and the new \$370,000 2<sup>nd</sup> TD will be repaid in full through sale proceeds. The property benefits from convenient access to nearby schools, local parks and recreational areas, and major freeways in this Los Angeles area.

**Investment Summary:** This is a 2<sup>nd</sup> Trust Deed with 62.65% CLTV and 45.23% Net CLTV with \$270K in funds control on a new after completion appraised value of \$1,550,000. This loan features with 8 months Guaranteed Interest and 6 months Prepaid Interest, yielding a 13.00% interest return. The minimum investment is \$46,250. The exit strategy is sale of property upon completion within 12 months.

What we like about this Trust Deed opportunity:

- Brand new construction SFR with city and hillside views in Los Angeles
- 13.00% Investor Rate
- 1<sup>st</sup> TD current and in good standing loan
- 697 FICO borrower and seasoned construction professional
- 6 months Prepaid Interest
- 6 months Guaranteed Interest

#### Possible concerns:

- Borrower would like to close quickly

### 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. Sandv MacDougal



Ms. Nicole Smith

Pledged 0%

Follow this offering

#### Share Trust Deed Offering



Loan amount	\$370,000
Estimated Closing Date	May 01, 2026
Sold Rate	13.00%
Min. Investment	\$46,250
IRA Eligible	Yes

#### Investors

Number of pledges (0)

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

[View Loan Status](#)

#### Contact Sponsors



Nicole Smith

[Send Email Message](#)  
(949) 637-2977



Sandy MacDougall

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



## Financial

Offering Type : Debt  
Sold Rate: 13.00%  
Minimum Raise Amount: \$370,000  
Minimum Investment Amount: \$46,250  
Loan amount: \$370,000  
Lien position: 2ND  
Borrower Credit Score: 697  
LTV/CLTV: 62.65%  
Deal Type: Cash Out  
Loan Term Length: 12  
Property Condition: Minor Rehab  
Regulation Type: 10238 Multi Lender  
IRA Eligible: Yes  
Loan Type: Cash-Out + Funds Control  
Guaranteed Interest: 6 months  
Prepaid Interest: 6 months  
After Completion Appraised Value: \$1,550,000  
1st TD Loan Amount: \$601,071, 5.375% Fixed 30 Year, \$2,743 PI payment, maturing Feb 2053  
CLTV: 62.65%  
Net CLTV: 45.23%  
Funds Control: \$270,000  
Number of Fractional Interests: 8  
Exit Strategy: Sale of Property  
Protective Equity: \$578,929  
Monthly Lender Payment: \$4,008

## Property Overview

3203 Johnston Street, Los Angeles, CA 90031

## Property 1 Address

**Street:** 3203 Johnston Street  
**City:** Los Angeles  
**County:** Los Angeles  
**Postal Code:** 90031

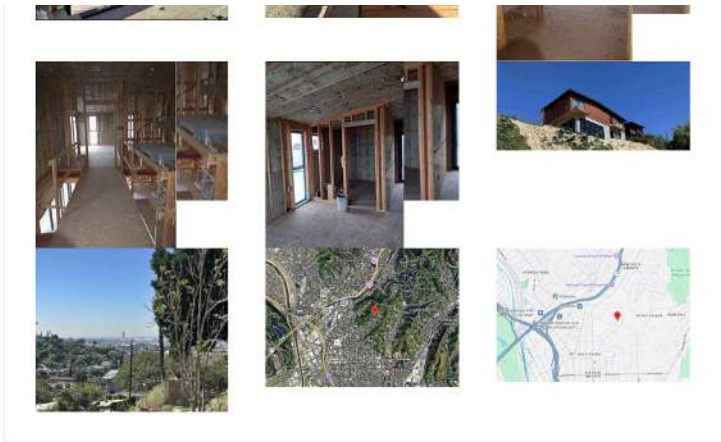
## Property 1 Highlights

Property Type: SFR  
Appraised ARV Value: \$1,550,000  
Total Rentable SF: 2,233  
Price per SF: \$694  
Lot Size: 19,636  
Stories: 2  
Total Room: 7  
Bedrooms: 3  
Bathrooms: 3.5  
Exterior Wall: Stucco and Hardie Board Fiber  
Year Built: 2025-2026  
Occupancy: Non-Owner Occupied  
County: Los Angeles  
Zoning: R1-1D - Single Family Residential  
APN: 5206-015-018



## Photos





#### Documents

- [Bringas\\_-\\_1\\_550\\_000\\_ARV\\_3203\\_Johnston\\_St\\_Los\\_Angeles\\_CA\\_90031.pdf](#) ( application/pdf, 8933906KB)
- [Bringas\\_-\\_Preliminary\\_Title\\_Report.pdf](#) ( application/pdf, 1255400KB)
- [Bringas\\_-\\_Proerty\\_Profile.pdf](#) ( application/pdf, 1117917KB)

#### Investor Questions

Write your question here ...

Submit

#### Covering California

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

#### Contact Us

(949) 438-0591  
info@crowdtrustdeed.com

#### Follow

