

\$900,000 2nd TD @ 12.00%, SFR, 57.00% CLTV, 56.21% Net CLTV, Cash-Out, OO, 24 Mos. Term, 6 Mos. Guar. Int., 6 Mos. Prep. Int. Min Inv. \$50,000, Pasadena, Los Angeles, CA

Pasadena, CA 91107



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Overview

Loan Summary

Borrower and real estate investor is seeking a 2nd TD business-purpose cash-out loan secured by a recently updated, Colonial-style, owner-occupied single-family residence located in a prime Pasadena neighborhood in Los Angeles County, CA. The subject property is a large estate home in a high-demand luxury submarket. Loan proceeds will be used as working capital for the borrower's real estate business, specifically to fund permits and entitlements for the development of townhomes on a separate free-and-clear land parcel in El Monte, CA.

The 1st TD loan is current, in good standing with a principal balance of \$3,489,248 with a 7.375% fixed 30 year rate, a PITI monthly payment of \$27,061, maturing in November 2055.

Property Description:

The subject property is a highly desirable Colonial style, two story single family estate located in a prime Pasadena neighborhood, featuring an expansive 8,495 SF residence on a rare 0.57-acre (25,026 SF) lot. The home offers 10 bedrooms and 5.5 bathrooms, with a functional large-scale layout and a recently updated interior, including a modernized kitchen and bathrooms completed within the past year. Amenities include a resort-style pool, patio and porch areas for indoor/outdoor living, a 3-car garage with additional driveway parking, and a fully finished basement (1,300+ SF) featuring a theater, recreation room, wine cellar, and additional bath. The surrounding neighborhood is characterized by a mix of luxury estates and well-established residential properties with strong comparable sales, stable market conditions, and short marketing times, reflecting solid demand for high-end homes in the area. The property was appraised at \$9,380,000, in March 2026. We ordered an independent appraisal review this week and it concluded \$7,700,000. This loan is using the lower \$7,700,000 appraised value.

Investment Summary: This is a 2nd Trust Deed with 57.00% CLTV and 56.21% Net CLTV on a new appraised value review of \$7,700,000 (original appraisal \$9,380,000 but this loan is using the lower appraisal review value). This loan features with 6 months Guaranteed Interest and 6 months Prepaid Interest, yielding a 12.00% interest return. The minimum investment is \$50,000. The exit strategy is HELOC.

What we like about this Trust Deed opportunity:

- Beautiful, colonial style SFR, newly redone in 2025
- Desirable Pasadena neighborhood
- 12.00% Investor Rate
- 1st TD fixed rate PITI 30 year mortgage in good standing loan
- 657 FICO borrower and real estate investor
- 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. Sandy MacDougall



Ms. Nicole Smith

Financial

Offering Type : Debt
 Sold Rate: 12.00%
 Minimum Raise Amount: \$900,000
 Minimum Investment Amount: \$50,000
 Loan amount: \$900,000
 Lien position: 2ND
 Borrower Credit Score: 667
 CLTV: 57.00%

Pledged 0%

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Loan amount	\$900,000
Estimated Closing Date	Apr 28, 2026
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



Nicole Smith
 Send Email Message
 (949) 637-2977



Sandy MacDougall
 Send Email Message
 (949) 632-6146

Deal Type: Cash Out
Loan Term Length: 24
Property Condition: No Rehab
Regulation Type: Corp Code 25102F
IRA Eligible: No
Loan Type: Cash-Out
Guaranteed Interest: 6 months
Prepaid Interest: 6 months
Appraised Valuation: \$7,700,000
1st TD Mortgage Information: \$3,489,248 @ 7.375% Fixed, PITI, \$27,061, maturing Nov 2055
2nd TD Loan Amount: \$900,000
Combined Loan Amount (1st and 2nd): \$4,389,248
CLTV: 57.00%
Net CLTV: 58.21%
Number of Fractional Interests: 18
Exit Strategy: HELOC
Net Protective Equity: \$3,371,502
Monthly Lender Payment: \$9,000

Property Overview

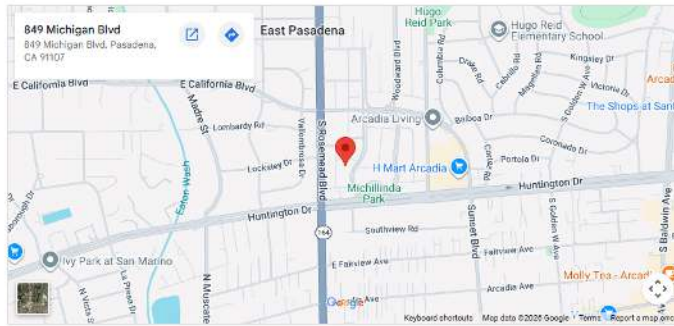
849 Michigan Blvd, Pasadena CA 91107

Property 1 Address

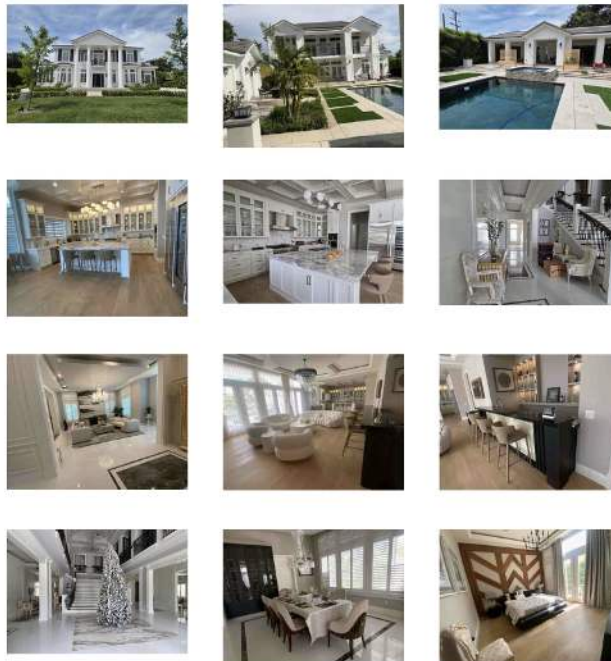
Street: 849 Michigan Blvd
City: Pasadena
County: Los Angeles
Postal Code: 91107

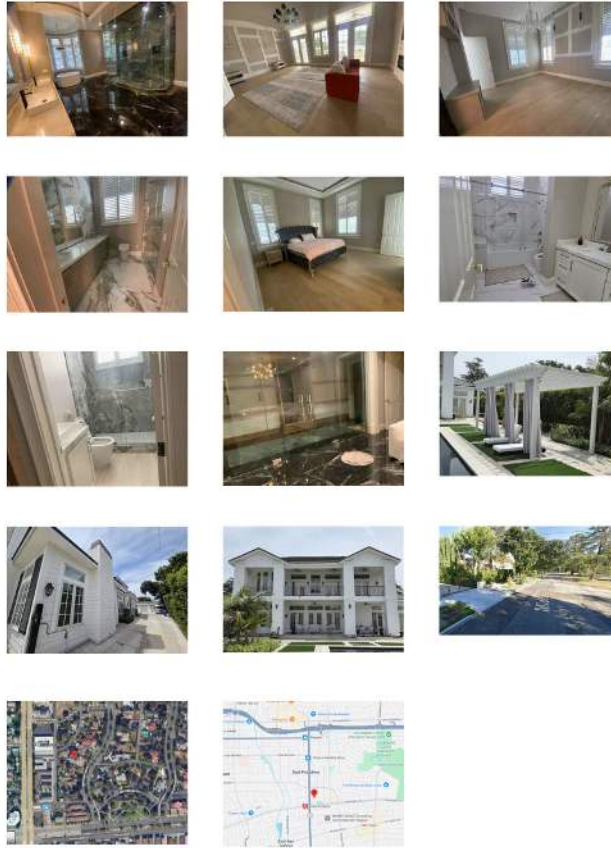
Property 1 Highlights

Property Type: SFR
Appraised Value: \$7,700,000
Total Rentable SF: 8,495
Price per SF: \$906
Lot Size: .54 acres
Stories: 2
Bedrooms: 10
Bathrooms: 5.5
Exterior Wall: Wood-siding
Year Built: 1922 and Major Renovation 2025
Occupancy: Owner Occupied
County: Los Angeles
Zoning: LCR12L - Single Family Residential
APN: 5378-011-010



Photos





Documents

- [Li_-_Propety_Profile.pdf \(application/pdf, 760239KB\)](#)
- [Li_-_Preliminary_Title_Report.pdf \(application/pdf, 1342863KB\)](#)
- [Li_-_7_700_000_Appraisal_Review_849_Michigan_Blvd__Pasadena__CA_91107.pdf \(application/pdf, 942881KB\)](#)
- [Li_-_9_380_000_Appraisal_.pdf \(application/pdf, 5224160KB\)](#)

Investor Questions

Write your question here

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Covering California

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

Contact Us

(949) 438-0501
info@crowdtrustdeed.com

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