

Newport Beach, CA (Orange)
Refinance Primary Residence
2nd Trust Deed Investment



CapitalBenefit
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Executive Summary



Property Type	Townhouse
Occupancy	Owner
Loan Amount	\$327,000
Appraised Value	\$1,425,000
Loan-to-Value	69% *
Protective Equity	\$445,000 *
Investor Yield	12.50%
Term	7 Years (40 due in 7)
* 1 st mortgage \$653,000 at 2.00%	

Fund directly into insuring Title Company
Your vesting on Note and Deed of Trust

Comments: Appraisal dated December 11, 2013

Our borrower has owned this home for 22 years and is refinancing the property to consolidate his debts. He has provided income documentation.

This property is located in the guard-gated community of Harbor Ridge which offers its residents pools, spas, a clubhouse and tennis courts.

Per Appraiser: This property offers 2,987 sq. ft. of living space featuring 4 bedrooms, 3 ½ baths and a 3-car garage. The HOA fee is \$700/month.

Options: Available as a multi-beneficiary (partial interest portions)

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$524
\$100,000	partial interest – scheduled monthly income	\$1,049
\$327,000	whole note – scheduled monthly income	\$3,430

Loan Servicing: Capital Benefit offers comprehensive loan servicing

Summary Information only – call Marcel Bruetsch at (949) 566-9040 for more information or a complete investor diligence package.

For additional Trust Deed Investments, visit capitalbenefit.com

Available to California investors or all qualified investors.



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