**Laguna Niguel, CA** **(Orange)**

**Refinance Residence for Business Purpose**

2nd Trust Deed Investment

Capital Benefit

the greener money™

Executive Summary

| | |
|---|---|
| Property Type | **Single Family** |
| Occupancy | **Owner** |
| Purpose | **Business** |
| Loan Amount | **$85,000** |
| Appraised Value | **$650,000** |
| Combined Loan-to-Value | **65%** * |
| Protective Equity | **$228,000** * |
| Investor Yield | **12.50%** |
| Term | **3 Years** (40 due in 3) |

* 1st mortgage $337,000 at 4.75% 30-year fixed

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

**Comments:** *Appraisal dated April 16, 2014*

Our borrower has lived in this property since 1997. She holds a Real Estate license and has good credit. The loan proceeds will be used to add to her portfolio of investment properties.

Per Appraiser: This property offers 1,558 sq. ft. of living space featuring 3 bedrooms, 2 ½ baths and a 2-car garage on a 4,330 sq. ft. lot.

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

Examples of investor returns —

| | | |
|---|---|---|
| $50,000 | partial interest – scheduled monthly income | $524 |
| $85,000 | whole note – scheduled monthly income | $892 |

**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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