Costa Mesa, CA (Orange)

Refinance Residence for Business Purpose

2^{nd} Trust Deed Investment

CapitalBenefit
the greener money™

Executive Summary

Property Type	**Townhouse**
Occupancy	**Owner**
Purpose	**Business**
Loan Amount	**$100,000**
Appraised Value	**$800,000**
Combined Loan-to-Value	**73%** *
Protective Equity	**$117,000** *
Investor Yield	**12.99%**
Term	**2 Years** (40 due in 2)

* 1^{st} mortgage $483,000 at 3.85% 30-year fixed

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

Comments: *Appraisal dated July 8, 2014*

Our borrower has owned this property since 1999.
He will use the loan proceeds to fund his business.

Per Appraiser: This property offers 1,855 sq. ft. of living space featuring 3 bedrooms, 2 ½ baths and a 2-car garage on a 6,852 sq. ft. lot.

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

Examples of investor returns —

$25,000	partial interest – scheduled monthly income	$272
$50,000	partial interest – scheduled monthly income	$544
$100,000	whole note – scheduled monthly income	$1,089

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.

CapitalBenefit
the greener money™

Capital Benefit, Inc. 2727 Newport Blvd. #203 Newport Beach, CA 92663
☏ (949) 566-9040 🖷 (949) 566-9262 info@capitalbenefit.com
CA Bureau of Real Estate – Real Estate Broker License # 01876453 | NMLS ID 254002