Corona Del Mar, CA (Orange)

Refinance Bayfront Rental Property

2nd Trust Deed Investment

Capital Benefit — the greener money™

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$500,000**
Appraised Value	**$5,000,000**
Combined Loan-to-Value	**58%** *
Protective Equity	**$2,075,000** *
Investor Yield	**11.00%**
Term	**3 Years** (40 due in 3)

* 1st mortgage $2,425,000 at 2.00% 30-year fixed

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

Comments: *Appraisal dated January 9, 2015*

Our borrower bought this property in 2007 and remodeled it extensively. He will use the loan proceeds to fund the purchase of another rental.

Borrower also owns neighboring duplex; one unit serves as his residence.

The property is located on a private beach along Newport Harbor.

Per Appraiser: This property offers 1,731 sq. ft. of living space featuring 3 bedrooms, 2 ½ baths, pool and detached 2-car garage on a 1,742 sq. ft. lot.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$464
$100,000	partial interest – scheduled monthly income	$928
$500,000	whole note – scheduled monthly income	$4,641

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.

Capital Benefit — 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