Yorba Linda, 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	**$250,000**
Appraised Value	**$1,500,000**
Combined Loan-to-Value	**47%** *
Protective Equity	**$802,000** *
Investor Yield	**10.50%**
Term	**3 Years** (40 due in 3)

* 1st mortgage $448,000 at 2.875% fixed

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

Comments: *Appraisal dated October 14, 2015*

Our borrower bought this home in 2001.
He will use the loan proceeds to expand his business.

Per Appraiser: This property offers 3,926 sq. ft. of living space featuring 5 bedrooms, 3 ½ baths, pool/spa and a 3-car garage on a 15,300 sq. ft. lot.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$444
$100,000	partial interest – scheduled monthly income	$889
$250,000	whole note – scheduled monthly income	$2,221

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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Capital Benefit, Inc. 2727 Newport Blvd. #203 Newport Beach, CA 92663
☏ (949) 566-9040 🖷 (949) 566-9262 info@capitalbenefit.com
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