Laguna Hills, CA (Orange)

Refinance Residence for Business Purpose

1st Trust Deed Investment

CapitalBenefit
the greener money™

Executive Summary

Property Type	**Townhouse**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$75,000**
Appraised Value	**$730,000**
Loan-to-Value	**10%**
Protective Equity	**$655,000**
Investor Yield	**8.75%**
Term	**3 Years** (40 due in 3)

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

Comments: *Appraisal dated February 12, 2016*

Our borrower bought this property in August 2015 for $625,000.
She has since undertaken a thorough remodel and expects to spend another $20,000 to complete the project.
She has perfect credit and owns the property free and clear.
The loan proceeds will fund her interior design business.

Per Appraiser: This property offers 2,179 sq. ft. of living space featuring 3 bedrooms, 2 ½ baths and a 2-car garage.
HOA fee is $410/month. Common areas include a pool.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$376
$75,000	whole note – scheduled monthly income	$564

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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