

Irvine, CA (Orange)

Refinance Estate for Business Purpose

2nd Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Owner
Purpose	Business
Loan Amount	\$1,000,000
Appraised Value	\$9,500,000
Combined Loan-to-Value	51% *
Protective Equity	\$4,650,000 *
Investor Yield	11.00%
Term	3 Years (40 due in 3)

* 1st mortgage \$3,850,000 at 2.625% interest-only

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

Comments: Appraisal dated April 30, 2016

Our borrower bought this property in 2014. He is a business executive with excellent credit who will use the loan proceeds to buy another rental property.

The home is located in the exclusive, guard-gated enclave of "Shady Canyon" which features its own private golf course. Follow this link for the [listing video](#) of this property.

Per Appraiser: This property offers 10,777 sq. ft. of living space featuring 5 bedrooms, 3 baths, pool and a subterranean 11-car garage on a 40,859 sq. ft. lot.



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

Examples of investor returns —

\$100,000	partial interest – scheduled monthly income	\$928
\$500,000	partial interest – scheduled monthly income	\$4,641
\$1,000,000	whole note – scheduled monthly income	\$9,283

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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