Cowan Heights, CA (City of Santa Ana)

Refinance for Business Purpose

2nd Trust Deed Investment

CapitalBenefit
the greener money™

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$365,000**
Appraised Value	**$1,425,000**
Combined Loan-to-Value	**64%** *
Protective Equity	**$515,000** *
Investor Yield	**11.50%**
Term	**3 Years** (40 due in 3)

* 1st mortgage $545,000 at 5.15%

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

Comments: *Appraisal dated July 8, 2016*

Our borrower bought this property in 2010. He has very good credit and stable employment. The loan proceeds will be used to fund a business venture.

Per Appraiser: This property offers 3,569 sq. ft. of living space featuring 4 bedrooms, 3 baths, pool/spa and a 3-car garage on a 7,700 sq. ft. lot.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$484
$100,000	partial interest – scheduled monthly income	$968
$365,000	whole note – scheduled monthly income	$3,534

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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