

Dana Point, CA (Orange)
Refinance Rental Property
2nd Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$260,000
Appraised Value	\$895,000
Combined Loan-to-Value	65% *
Protective Equity	\$311,000 *
Investor Yield	11.00%
Term	4 Years (40 due in 4)

* 1st mortgage \$324,000 at 3.593%

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

Comments: Appraisal dated September 27, 2016

Our borrowers bought this property in 1979. They have very good credit and stable employment. The loan proceeds will be used to pay off the current 2nd mortgage and to purchase another rental.

The home is currently rented for \$4,000/month.

Per Appraiser: This property offers 2,702 sq. ft. of living space featuring 4 bedrooms, 2 ½ baths and a 2-car garage on a 6,000 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
\$260,000	whole note – scheduled monthly income	\$2,414

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.



CapitalBenefit
the greener money™