

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



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Executive Summary



Property Type	Duplex
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$216,000
Appraised Value	\$1,050,000
Combined Loan-to-Value	60% *
Protective Equity	\$419,000 *
Investor Yield	11.75%
Term	3 Years (40 due in 3)

* 1st mortgage \$415,000 at 6.25%

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

Comments: *Appraisal dated October 12, 2016*

Our borrowers bought this property in 2002. They own several rental properties and will use the loan proceeds to fund their business.

The property is located ½ mile north of Dana Point Harbor.

Per Appraiser: This property offers

Unit A: 2 bedrooms, 2 baths, 1,184 sq. ft. living space, rented at \$2,600

Unit B: 2 bedrooms, 1 bath, 640 sq. ft. living space, rented at \$1,800

3-car garage on a 3,485 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$494
\$100,000	partial interest – scheduled monthly income	\$988
\$216,000	whole note – scheduled monthly income	\$2,135

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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