

**Dana Point, CA (Orange)**  
**Refinance Residence for Business Purpose**  
**2<sup>nd</sup> Trust Deed Investment**



**CapitalBenefit**  
the greener money™

**Executive Summary**



Property Type	<b>Single Family</b>
Occupancy	<b>Owner</b>
Purpose	<b>Business</b>
Loan Amount	<b>\$1,385,000</b>
Appraised Value	<b>\$3,300,000</b>
Combined Loan-to-Value	<b>70% *</b>
Protective Equity	<b>\$979,000 *</b>
Investor Yield	<b>11.50%</b>
Term	<b>2 Years (40 due in 2)</b>

\* 1<sup>st</sup> mortgage \$936,000 at 5.625%

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

**Comments:** *Appraisal dated September 29, 2016*

Our borrowers bought this property in 1989. They have very good credit and stable employment. The loan proceeds will be used to fund a business venture.

The home overlooks the St. Regis Monarch Beach Resort and is located less than one mile from the Ritz Carlton Dana Point.

Per Appraiser: This property offers 4,798 sq. ft. of living space featuring 4 bedrooms, 4 ½ baths, pool/spa and a 3-car garage on a 13,650 sq. ft. lot.

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

Examples of investor returns —

\$100,000	partial interest – scheduled monthly income	\$968
\$500,000	partial interest – scheduled monthly income	\$4,841
\$465,000	whole note – scheduled monthly income	\$13,411

**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](http://capitalbenefit.com)**

Available to California investors or all qualified investors.

