

Laguna Niguel, CA (Orange)
Refinance Residence for Business Purpose
2nd Trust Deed Investment



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Executive Summary



Property Type	Condominium
Occupancy	Owner
Purpose	Business
Loan Amount	\$65,000
Appraised Value	\$365,000
Combined Loan-to-Value	65% *
Protective Equity	\$126,500 *
Investor Yield	11.50%
Term	3 Years (40 due in 3)

* 1st mortgage \$173,500 at 6.99% fixed

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

Comments: *Appraisal dated July 13, 2015*

Our borrowers bought this property in 1999. They have very good credit and stable employment. The loan proceeds will be used to fund a business venture.

Per Appraiser: This property offers 820 sq. ft. of living space featuring 2 bedrooms, 2 baths and a 1-car garage. The HOA fee of \$324/month covers security and common areas including pool.

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

Examples of investor returns —

\$25,000	partial interest – scheduled monthly income	\$242
\$65,000	whole note – scheduled monthly income	\$629

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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