

Anaheim, CA (Orange)

Refinance Residence for Business Purpose

2nd Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Owner
Purpose	Business
Loan Amount	\$100,000
Appraised Value	\$510,000
Combined Loan-to-Value	65% *
Protective Equity	\$178,000 *
Investor Yield	10.75%
Term	3 Years (40 due in 3)

* 1st mortgage \$232,000 at 5.25%

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

Comments: *Appraisal dated December 7, 2016*

Our borrowers bought this property in 2010 for \$350,000 directly from the bank. They have very perfect credit and stable employment. The loan proceeds will be used to fund a business venture.

The home is located 2 blocks west of Disneyland.

Per Appraiser: This property offers 1,092 sq. ft. of living space featuring 3 bedrooms, 2 baths and a 2-car garage on a 7,232 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$454
\$100,000	whole note – scheduled monthly income	\$908

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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