

**Mission Viejo, 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>\$245,000</b>
Appraised Value	<b>\$2,225,000</b>
Combined Loan-to-Value	<b>70% *</b>
Protective Equity	<b>\$668,000 *</b>
Investor Yield	<b>11.50%</b>
Term	<b>5 Years (40 due in 5)</b>

\* 1<sup>st</sup> mortgage \$1,312,000 at 3.375%

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

**Comments:** *Appraisal dated November 10, 2016*

Our borrowers bought this property in 2014 for \$1,925,000. He has very good credit and will use our loan proceeds to fund a business venture.

The home is located in the guard-gated community of Ladera Ranch, located between Mission Viejo and San Juan Capistrano.

Per Appraiser: This property offers 5,310 sq. ft. of living space featuring 4 bedrooms, 4 ½ baths, pool/spa and a 3-car garage on an 11,021 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$484
\$100,000	partial interest – scheduled monthly income	\$968
\$245,000	whole note – scheduled monthly income	\$2,372

**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.



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