

Orange, CA

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	\$155,000
Appraised Value	\$650,000
Combined Loan-to-Value	65% *
Protective Equity	\$229,000 *
Investor Yield	11.25%
Term	3 Years (40 due in 3)

* 1st mortgage \$266,000 at 3.19%

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

Comments: *Appraisal dated December 26, 2016*

Our borrower has owned this property since 1999. She has very good credit and will use our loan proceeds to fund a business venture.

The home is located in Old Town Orange, 2 blocks south of the campus of Chapman University.

Per Appraiser: This property offers 968 sq. ft. of living space featuring 2 bedrooms and 1bath on a 3,498 sq. ft. lot.

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

Examples of investor returns —

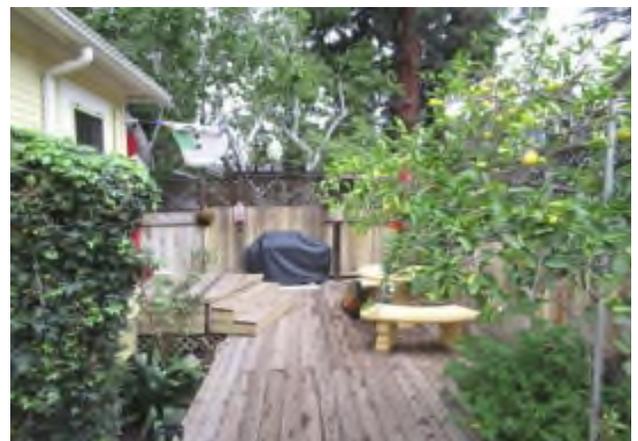
\$50,000	partial interest – scheduled monthly income	\$474
\$100,000	partial interest – scheduled monthly income	\$948
\$155,000	whole note – scheduled monthly income	\$1,470

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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