

Corona Del Mar, CA (City of Newport Beach)  
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>\$1,000,000</b>
Appraised Value	<b>\$5,020,000</b>
Combined Loan-to-Value	<b>69% *</b>
Protective Equity	<b>\$1,533,000 *</b>
Investor Yield	<b>11.25%</b>
Term	<b>3 Years (40 due in 3)</b>

\* 1<sup>st</sup> mortgage \$2,487,000 at 5.35%

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

### Comments: *Appraisal dated July 7, 2016*

Our borrowers bought this property in July 2016 for the appraised value. He has very good credit and will use our loan proceeds to develop other real estate holdings.

Per Appraiser: This property offers 2,404 sq. ft. of living space featuring 3 bedrooms, 3 baths, pool and a 2-car garage on an 11,272 sq. ft. lot.

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

Examples of investor returns —

\$100,000	partial interest – scheduled monthly income	\$948
\$500,000	partial interest – scheduled monthly income	\$4,741
\$1,000,000	whole note – scheduled monthly income	\$9,483

**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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Capital Benefit, Inc. 2727 Newport Blvd. #203 Newport Beach, CA 92663  
(949) 566-9040 | (949) 566-9262 | [capitalbenefit.com](http://capitalbenefit.com)  
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