

Costa Mesa, CA (Orange)

Refinance Residence for Business Purpose

2nd Trust Deed Investment



CapitalBenefit
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Executive Summary



Property Type	Townhouse
Occupancy	Owner
Purpose	Business
Loan Amount	\$50,000
Appraised Value	\$650,000
Combined Loan-to-Value	64% *
Protective Equity	\$235,000 *
Investor Yield	11.50%
Term	3 Years (40 due in 3)

* 1st mortgage \$365,000 at 4.00%

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

Comments: *Appraisal dated January 10, 2017*

Our borrowers bought this property in 2008. She has very good credit and will use our loan proceeds to fund a business venture.

Per Appraiser: This property offers 1,391 sq. ft. of living space featuring 2 bedrooms, 2 ½ baths, pool/spa and a 2-car garage. The HOA fee is \$295.

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

Examples of investor returns —

\$25,000	partial interest – scheduled monthly income	\$242
\$50,000	whole note – scheduled monthly income	\$484

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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