

Irvine, 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>\$150,000</b>
Appraised Value	<b>\$1,150,000</b>
Combined Loan-to-Value	<b>68% *</b>
Protective Equity	<b>\$373,000 *</b>
Investor Yield	<b>12.00%</b>
Term	<b>3 Years (40 due in 3)</b>

\* 1<sup>st</sup> mortgage \$627,000 at 4.250%

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

**Comments:** *Appraisal dated April 20, 2017*

Our borrower bought this property in 2001 directly from the builder. She has very good credit and stable employment. The loan proceeds will be used to fund a business venture

Per Appraiser: This property offers 3,107 sq. ft. of living space featuring 5 bedrooms, 4 baths and a 2-car garage on a 5,610 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$504
\$100,000	partial interest – scheduled monthly income	\$1,008
\$150,000	whole note – scheduled monthly income	\$1,513

**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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