

Coto de Caza, CA (Orange)

Refinance Residence for Business Purpose

2<sup>nd</sup> Trust Deed Investment



**CapitalBenefit**  
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## Executive Summary



Property Type	<b>Single Family</b>
Occupancy	<b>Owner</b>
Purpose	<b>Business</b>
Loan Amount	<b>\$200,000</b>
Appraised Value	<b>\$1,500,000</b>
Combined Loan-to-Value	<b>30% *</b>
Protective Equity	<b>\$1,046,000 *</b>
Investor Yield	<b>10.50%</b>
Term	<b>3 Years (40 due in 3)</b>

\* 1<sup>st</sup> mortgage \$254,000 at 3.19%

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

**Comments:** *Appraisal dated May 8, 2017*

Our borrower bought this property in 1995.  
He has very good credit and stable employment.  
The loan proceeds will be used to fund a business venture.

The home is located in the high-end, guard-gated golf course community of Coto de Caza.

Per Appraiser: This property offers 4,411 sq. ft. of living space featuring 4 bedrooms, 3 ½ baths, pool/spa and a 3-car garage on a 16,158 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$444
\$100,000	partial interest – scheduled monthly income	\$889
\$200,000	whole note – scheduled monthly income	\$1,777

**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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