

**Newport Coast, CA (Orange)**  
**Refinance Investment Property**  
 2<sup>nd</sup> Trust Deed Investment



**CapitalBenefit**  
 the greener money™

**Executive Summary**



Property Type	<b>Single Family</b>
Occupancy	<b>Non-Owner</b>
Purpose	<b>Business</b>
Loan Amount	<b>\$300,000</b>
Appraised Value	<b>\$3,400,000</b>
Combined Loan-to-Value	<b>67% *</b>
Protective Equity	<b>\$1,091,000 *</b>
Investor Yield	<b>11.00%</b>
Term	<b>2 Years (40 due in 2)</b>

\* 1<sup>st</sup> mortgage \$2,009,000 at 3.75%

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

**Comments:** *Appraisal dated March 21, 2017*

Our borrowers bought this property in 2006 for \$2,275,000 directly from the builder. They have good credit and stable employment. The loan proceeds will be used for a real estate investment.

The home is located in the guard-gated community of Pacific Ridge.

Per Appraiser: This property offers 3,862sq. ft. of living space featuring 4 bedrooms, 4 ½ baths and a 3-car garage on a 7,135 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$464
\$100,000	partial interest – scheduled monthly income	\$928
\$300,000	whole note – scheduled monthly income	\$2,785

**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.



**CapitalBenefit**  
 the greener money™

Capital Benefit, Inc. 2727 Newport Blvd. #203 Newport Beach, CA 92663  
 ☎ (949) 566-9040 | 📠 (949) 566-9262 | 🌐 [capitalbenefit.com](http://capitalbenefit.com)  
 CalBRE Real Estate Broker License # 01876453 NMLS ID 254002