

Yorba Linda, CA (Orange)

Refinance Residence for Business Purpose

1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Owner
Purpose	Business
Loan Amount	\$1,250,000
Appraised Value	\$1,900,000
Loan-to-Value	66%
Protective Equity	\$650,000
Investor Yield	9.50%
Term	3 Years (40 due in 3)

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

Comments: *Appraisal dated June 19, 2017*

Our borrower bought this property in 2013 directly from the builder (Toll Brothers) for \$1,600,000. He owns the home free and clear and has very good credit.

His company develops commercial real estate. The loan proceeds will be used to fund such a project.

Per Appraiser: This property offers 5,179 sq. ft. of living space featuring 5 bedrooms, 5 ½ baths and a 4-car garage on a 16,350 sq. ft. lot.

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

Examples of investor returns —

\$100,000	partial interest – scheduled monthly income	\$810
\$500,000	partial interest – scheduled monthly income	\$4,050
\$1,250,000	whole note – scheduled monthly income	\$10,125

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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