

**Newport Coast, 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>\$160,000</b>
Appraised Value	<b>\$5,500,000</b>
Combined Loan-to-Value	<b>54% *</b>
Protective Equity	<b>\$2,538,000 *</b>
Investor Yield	<b>10.50%</b>
Term	<b>2 Years (40 due in 2)</b>

\* 1<sup>st</sup> mortgage \$2,802,000 at 3.375%

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

**Comments:** *Appraisal dated May 10, 2017*

Our borrower bought this property 9 months ago directly from the builder for \$5,012,000. He has very good credit and stable employment. The loan proceeds will be used for another real estate investment.

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

Per Appraiser: This property offers 5,338 sq. ft. of living space featuring 4 bedrooms, 4 ½ baths and a 3-car garage on an 8,442 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
\$160,000	whole note – scheduled monthly income	\$1,422

**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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