

Huntington Beach, CA (Orange)
Refinance Investment Property
1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Duplex
Occupancy	Tenant / Owner
Purpose	Business
Loan Amount	\$460,000
Appraised Value	\$950,000
Loan-to-Value	48%
Protective Equity	\$490,000
Investor Yield	8.75%
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 28, 2017

Our borrower bought this property in 1995.
He lives in one unit and rents the other one for \$1,400/month.
He now must make the balloon payments on the current loans.

Per Appraiser: This property offers 2 units on a 5,663 sq. ft. lot.
Each unit is 840 sq. ft. and features 2 bedrooms and 1 bath.
There is a detached 2-car garage.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$376
\$100,000	partial interest – scheduled monthly income	\$752
\$460,000	whole note – scheduled monthly income	\$3,460

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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