

San Juan Capistrano, CA (Orange)
Refinance Residence for Business Purpose
2nd Trust Deed Investment



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Executive Summary



Property Type	Single Family
Occupancy	Owner
Purpose	Business
Loan Amount	\$175,000
Appraised Value	\$2,025,000
Combined Loan-to-Value	69% *
Protective Equity	\$618,000 *
Investor Yield	11.00%
Term	3 Years (40 due in 3)

* 1st mortgage \$1,232,000 at 5.00%

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

Comments: *Appraisal dated July 26, 2017*

Our borrowers bought this property in 2013 for \$1,875,000. They have good credit and stable employment. The loan proceeds will be used to fund a business venture.

Per Appraiser: This property offers 5,794 sq. ft. of living space featuring 5 bedrooms, 5 1/2 baths and a 3-car garage on a 33,457 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
\$175,000	whole note – scheduled monthly income	\$1,625

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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