

Coto de Caza, 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	\$250,000
Appraised Value	\$2,300,000
Combined Loan-to-Value	33% *
Protective Equity	\$1,548,000 *
Investor Yield	11.00%
Term	2 Years (40 due in 2)

* 1st mortgage \$502,000 at 6.38%

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

Comments: *Appraisal dated August 13, 2017*

Our borrowers bought this property in 2005 for \$2,450,000
They have good credit and stable employment.
The loan proceeds will be used to fund business expansion.

The home is located in the guard-gated golf community of Coto de Caza.

Per Appraiser: This property offers 5,389 sq. ft. of living space featuring
5 bedrooms, 5 ½ baths and a 3-car garage on a 9,775 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
\$250,000	whole note – scheduled monthly income	\$2,321

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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