Aliso Viejo, CA (Orange County)

Refinance Residence for Business Purpose

2nd Trust Deed Investment

Capital Benefit
the greener money™

Executive Summary

Property Type	**Single Family**
Occupancy	**Owner**
Purpose	**Business**
Loan Amount	**$400,000**
Appraised Value	**$1,850,000**
Combined Loan-to-Value	**66%** *
Protective Equity	**$637,000** *
Investor Yield	**11.00%**
Term	**3 Years** (40 due in 3)

* 1st mortgage $813,000 at 3.00%

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

Comments: *Appraisal dated August 31, 2017*

Our borrower bought this property in 2011.
He has perfect credit and stable employment.
The loan proceeds will be used for business expansion.

Per Appraiser: This property offers 3,891 sq. ft. of living space featuring 5 bedrooms, 4 ½ baths and a 3-car garage on an 8,017 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
$400,000	whole note – scheduled monthly income	$3,713

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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