

Laguna Beach, CA (Orange)
Refinance Residence for Business Purpose
2nd Trust Deed Investment



CapitalBenefit
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Executive Summary



Property Type	Single Family
Occupancy	Owner
Purpose	Business
Loan Amount	\$310,000
Appraised Value	\$2,500,000
Combined Loan-to-Value	60% *
Protective Equity	\$1,006,000 *
Investor Yield	10.75%
Term	3 Years (40 due in 3)

* 1st mortgage \$1,184,000 at 3.375%

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

Comments: *Appraisal dated April 21, 2017*

Our borrower bought this property in 2003.
He has excellent credit and stable employment.
The loan proceeds will be used to buy rental real estate.

The home is located in the heart of Laguna Beach, 1/3 mile off the main beach.

Per Appraiser: This property offers 1,787 sq. ft. of living space featuring 3 bedrooms, 3 baths and a 2-car garage on a 6,125 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$454
\$100,000	partial interest – scheduled monthly income	\$908
\$310,000	whole note – scheduled monthly income	\$2,816

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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