

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



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Owner
Purpose	Business
Loan Amount	\$50,000
Appraised Value	\$770,000
Combined Loan-to-Value	61% *
Protective Equity	\$300,000 *
Investor Yield	11.00%
Term	2 Years (40 due in 2)

* 1st mortgage \$420,000 at 5.124%

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

Comments: *Appraisal dated May 27, 2017*

Our borrower bought this property six months ago for \$770,000
She has very good credit and will use the loan proceeds for her business.

Per Appraiser: This property offers 1,555 sq. ft. of living space featuring
3 bedrooms, 2 baths, pool/spa and a 2-car garage on a 7,800 sq. ft. lot.

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

Examples of investor returns —

\$25,000	partial interest – scheduled monthly income	\$232
\$50,000	whole note – scheduled monthly income	\$464

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.



CapitalBenefit
the greener money™

Capital Benefit, Inc. 2727 Newport Blvd. #203 Newport Beach, CA 92663
(949) 566-9040 | (949) 566-9262 | capitalbenefit.com
CalBRE Real Estate Broker License # 01876453 NMLS ID 254002