

Laguna Beach, CA (Orange County)  
 Refinance Residence for Business Purpose  
 2<sup>nd</sup> Trust Deed Investment



**CapitalBenefit**  
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Executive Summary



Property Type	<b>Single Family</b>
Occupancy	<b>Owner</b>
Purpose	<b>Business</b>
Loan Amount	<b>\$600,000</b>
Appraised Value	<b>\$1,650,000</b>
Combined Loan-to-Value	<b>52% *</b>
Protective Equity	<b>\$797,000 *</b>
Investor Yield	<b>10.50%</b>
Term	<b>2 Years (40 due in 2)</b>

\* 1<sup>st</sup> mortgage \$253,000 at 4.00%

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

**Comments:** Appraisal dated December 5, 2017

Our borrower has owned this home since 2002. He has excellent credit and will use the loan proceeds to pay off the current 2<sup>nd</sup> mortgage and fund his business.

Per Appraiser: This property offers 1,543 sq. ft. of living space featuring 3 bedrooms, 2 baths and a 2-car garage on a 7,210 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$444
\$100,000	partial interest – scheduled monthly income	\$889
\$600,000	whole note – scheduled monthly income	\$5,331

**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](http://capitalbenefit.com)

Available to California investors or all qualified investors.



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