

Irvine, 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	\$855,000
Combined Loan-to-Value	57% *
Protective Equity	\$369,000 *
Investor Yield	11.00%
Term	3 Years (40 due in 3)

* 1st mortgage \$436,000 at 3.00%

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

Comments: *Appraisal dated December 12, 2017*

Our borrower bought this property in 2005.
She has good credit and stable employment.
The net loan proceeds will be used to provide business capital.

The home is part of the master planned community of "Woodbridge" which includes a man-made lake, pools, tennis and sports facilities.

Per Appraiser: This property offers 1,680 sq. ft. of living space featuring 3 bedrooms, 2 ½ baths and a 2-car garage on a 4,520 sq. ft. lot.

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

\$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.



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