

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	\$225,000
Appraised Value	\$680,000
Combined Loan-to-Value	61% *
Protective Equity	\$662,000 *
Investor Yield	11.00%
Term	3 Years (40 due in 3)

* 1st mortgage \$217,000 at 3.99%

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

Comments: *Appraisal dated December 11, 2017*

Our borrower bought this property in 1991.
 She has good credit and stable employment.
 The loan proceeds will be used to buy a rental property.

Per Appraiser: This property offers 1,449 sq. ft. of living space featuring
 3 bedrooms, 2 baths and a 2-car garage on a 4,590 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
\$225,000	whole note – scheduled monthly income	\$2,089

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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