

San Clemente, 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	\$55,000
Appraised Value	\$1,414,000
Combined Loan-to-Value	56% *
Protective Equity	\$609,000 *
Investor Yield	11.00%
Term	2 Years (40 due in 2)

* 1st mortgage \$750,000 at 2.00%

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

Comments: *Appraisal dated November 10, 2017*

Our borrower bought this property in 2002.
He has very good credit and stable employment.
She will use our loan proceeds to fund a business venture.

Per Appraiser: This property offers 4,131 sq. ft. of living space featuring 5 bedrooms, 4 ½ baths and a 3-car garage on a 8,104 sq. ft. lot.

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

Examples of investor returns —

\$25,000	partial interest – scheduled monthly income	\$232
\$55,000	whole note – scheduled monthly income	\$511

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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