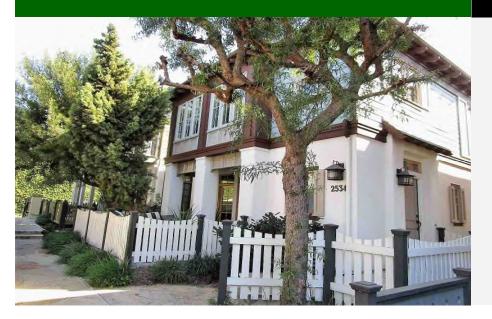
Newport Beach, CA (Orange County) Refinance Rental Property

1st Trust Deed Investment



Executive Summary



Property Type Townhouse
Occupancy Non-Owner
Purpose Business
Loan Amount \$1,200,000
Appraised Value \$1,725,000

Loan-to-Value 70%

Protective Equity \$525,000

Investor Yield 9.25%

Term **3 Years** (40 due in 3)

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

Comments: Appraisal dated February 9, 2018

Our borrower bought this property one year ago and completed high end upgrades to maximize its rental potential. He owns it free and clear, has excellent good credit and a proven track record with Capital Benefit.

The loan proceeds will be used to purchase another income property.

The current tenant pays \$5,250/month. The home is located in the Corona del Mar neighborhood.

Per Appraiser: This property offers 1,908 sq. ft. of living space featuring 2 bedrooms, 2 ½ baths and a 2-car garage. The HOA fee is \$544/month.

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

Examples of investor returns —

\$100,000 partial interest – scheduled monthly income \$791 \$500,000 partial interest – scheduled monthly income \$3,953 \$1,200,000 whole note – scheduled monthly income \$9,488

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.





