

Newport Beach, CA (Orange County)

Refinance Rental Property

1<sup>st</sup> Trust Deed Investment



**CapitalBenefit**  
the greener money™

Executive Summary



Property Type	<b>Townhouse</b>
Occupancy	<b>Non-Owner</b>
Purpose	<b>Business</b>
Loan Amount	<b>\$1,200,000</b>
Appraised Value	<b>\$1,725,000</b>
Loan-to-Value	<b>70%</b>
Protective Equity	<b>\$525,000</b>
Investor Yield	<b>9.25%</b>
Term	<b>3 Years (40 due in 3)</b>

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](http://capitalbenefit.com)

Available to California investors or all qualified investors.



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