

Coto de Caza, CA (Orange County)
Refinance Residence for Business Purpose
2nd Trust Deed Investment



CapitalBenefit
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Executive Summary



Property Type	Single Family
Occupancy	Owner
Purpose	Business
Loan Amount	\$120,000
Appraised Value	\$1,325,000
Combined Loan-to-Value	64% *
Protective Equity	\$477,000 *
Investor Yield	10.75%
Term	2 Years (40 due in 2)

* 1st mortgage \$728,000 at 3.625%

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

Comments: *Appraisal dated February 28, 2018*

Our borrowers bought this property in 2016. They have very good credit and stable employment. The loan proceeds will be used to fund a business venture.

Per Appraiser: This property offers 3,879 sq. ft. of living space featuring 5 bedrooms, 4 ½ baths and a 3-car garage on an 6,329 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
\$120,000	whole note – scheduled monthly income	\$1,114

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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