

Coto de Caza (Orange County)
Refinance Residence for Business Purpose
1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



| | |
|-------------------|------------------------------|
| Property Type | Single Family |
| Occupancy | Owner |
| Purpose | Business |
| Loan Amount | \$350,000 |
| Appraised Value | \$1,450,000 |
| Loan-to-Value | 24% |
| Protective Equity | \$1,100,000 |
| Investor Yield | 9.00% |
| Term | 3 Years (40 due in 3) |

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

Comments: *Appraisal dated March 3, 2018*

Our borrowers own this home free and clear.
They have good credit and stable employment.
The loan proceeds will be used for business capital.

The home is located in an affluent guard-gated golf community

Per Appraiser: This property offers 4,483 sq. ft. of living space featuring 6 bedrooms, 4 ½ baths, pool/spa and a 3-car garage on a 8,132 sq. ft. lot.

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

Examples of investor returns —

| | | |
|-----------|---|---------|
| \$50,000 | partial interest – scheduled monthly income | \$386 |
| \$100,000 | partial interest – scheduled monthly income | \$771 |
| \$350,000 | whole note – scheduled monthly income | \$2,700 |

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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Capital Benefit, Inc. 2727 Newport Blvd. #203 Newport Beach, CA 92663
(949) 566-9040 | (949) 566-9262 | capitalbenefit.com
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