

San Juan Capistrano (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	\$120,000
Appraised Value	\$1,200,000
Combined Loan-to-Value	65% *
Protective Equity	\$419,000 *
Investor Yield	11.00%
Term	3 Years (40 due in 3)

* 1st mortgage \$661,000 at 6.25%

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

Comments: *Appraisal dated March 10, 2018*

Our borrower bought this property in 2017 for \$995,000. He has since completed a thorough remodel including a permitted addition at a cost of \$250,000. Borrower is a licensed contractor with very good credit. The loan proceeds will be used to buy an investment property.

Per Appraiser: This property offers 2,682 sq. ft. of living space featuring 4 bedrooms, 2 ½ baths, pool/spa and a 2-car garage on a 12,425 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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