

Laguna Beach (Orange County)

Refinance Rental Property

1st Trust Deed Investment



CapitalBenefit
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Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$450,000
Appraised Value	\$1,895,000
Loan-to-Value	24%
Protective Equity	\$1,445,000
Investor Yield	8.50%
Term	2 Years (40 due in 2)

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

Comments: *Appraisal dated March 16, 2018*

Our borrowers are Canadian nationals who bought this home in 2014 for \$1,599,000.

The property is used as a vacation rental and produces up to \$8,000/month.

The net loan proceeds will be used to upgrade the property.

The home is located on Pacific Coast Highway, 900 feet from beach access at Moss Cove.

Per Appraiser: This property offers 2,446 sq. ft. of living space featuring 3 bedrooms, 2 baths and a detached 2-car garage on a 6,925 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$367
\$100,000	partial interest – scheduled monthly income	\$733
\$450,000	whole note – scheduled monthly income	\$3,299

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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