

Laguna Niguel (Orange County)

Refinance Rental Property

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



**CapitalBenefit**  
the greener money™

## Executive Summary



|                   |                              |
|-------------------|------------------------------|
| Property Type     | <b>Single Family</b>         |
| Occupancy         | <b>Non-Owner</b>             |
| Purpose           | <b>Business</b>              |
| Loan Amount       | <b>\$485,000</b>             |
| Appraised Value   | <b>\$900,000</b>             |
| Loan-to-Value     | <b>54%</b>                   |
| Protective Equity | <b>\$415,000</b>             |
| Investor Yield    | <b>9.25%</b>                 |
| Term              | <b>2 Years (40 due in 2)</b> |

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

**Comments:** *Appraisal dated March 13, 2018*

Our borrower inherited this property last year. He will use the loan proceeds to upgrade the backyard and patio area and ready the home for sale.

Similar properties rent for about \$3,500/month (zillow.com)

Per Appraiser: This property offers 1,618 sq. ft. of living space featuring 4 bedrooms, 2 baths and a 2-car garage on a 12,165 sq. ft. lot.

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

Examples of investor returns —

|           |   |         |
|-----------|---|---------|
| \$50,000  | partial interest – scheduled monthly income | \$395   |
| \$100,000 | partial interest – scheduled monthly income | \$791   |
| \$485,000 | whole note – scheduled monthly income       | \$3,835 |

**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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Capital Benefit, Inc. 2727 Newport Blvd. #203 Newport Beach, CA 92663  
(949) 566-9040 | (949) 566-9262 | [capitalbenefit.com](http://capitalbenefit.com)  
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