

Laguna Hills (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	\$60,000
Appraised Value	\$850,000
Combined Loan-to-Value	65% *
Protective Equity	\$295,000 *
Investor Yield	11.00%
Term	3 Years (40 due in 3)

* 1st mortgage \$495,000 at 2.50%

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

Comments: *Appraisal dated June 26, 2018*

Our borrower inherited this property earlier this year. He has very good credit and stable employment. The loan proceeds will be used to buy a rental property.

Per Appraiser: This property offers 2,007 sq. ft. of living space featuring 4 bedrooms, 3 baths, pool/spa and a 2-car garage on a 8,162 sq. ft. lot.

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

Examples of investor returns —

\$25,000	partial interest – scheduled monthly income	\$232
\$60,000	whole note – scheduled monthly income	\$557

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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