

Laguna Niguel (Orange County)

Refinance Rental Property

2nd Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Owner
Purpose	Business
Loan Amount	\$300,000
Appraised Value	\$1,500,000
Combined Loan-to-Value	57% *
Protective Equity	\$645,000 *
Investor Yield	11.00%
Term	2 Years (40 due in 2)

* 1st mortgage \$555,000 at 3.75%

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

Comments: Appraisal dated August 1, 2018

Our borrower has owned this home since 1997. She has very good credit and stable employment. The loan proceeds will be used to buy a franchise.

Per Appraiser: This property offers 3,518 sq. ft. of living space featuring 4 bedrooms, 3 baths and a 3-car garage on a 11,250 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
\$300,000	whole note – scheduled monthly income	\$2,785

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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