

Aliso Viejo (Orange County)
Refinance Residence for Business Purpose
 2nd Trust Deed Investment



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Executive Summary



Property Type	Condominium
Occupancy	Owner
Purpose	Business
Loan Amount	\$80,000
Appraised Value	\$485,000
Combined Loan-to-Value	39% *
Protective Equity	\$296,000 *
Investor Yield	10.00%
Term	2 Years (40 due in 2)

* 1st mortgage \$109,000 at 4.375%

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

Comments: *Appraisal dated July 19, 2018*

Our borrower has owned this home since 2001. She has good credit and stable employment. The loan proceeds will be used for business capital

Per Appraiser: This property offers 1,190 sq. ft. of living space featuring 2 bedrooms and 2 baths. The HOA fee is \$397/month and includes pool and tennis facilities.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$425
\$80,000	whole note – scheduled monthly income	\$679

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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