

San Clemente (Orange County)

Refinance Rental Property

1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$700,000
Appraised Value	\$1,075,000
Loan-to-Value	65%
Protective Equity	\$375,000
Investor Yield	9.25%
Term	3 Years (40 due in 3)

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

Comments: *Appraisal dated October 26, 2018*

Our borrower has owned this property since 2003. He has very good credit and will use the loan proceeds to buy out the ownership stakes held by his family members.

The current tenant pays \$4,500/month.

Per Appraiser: This property offers 2,885 sq. ft. of living space featuring 3 bedrooms, 3 ½ baths and a 3-car garage on a 5,084 sq. ft. ocean view 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
\$700,000	whole note – scheduled monthly income	\$5,535

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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