

Costa Mesa (Orange County)
Refinance Rental Property
1st Trust Deed Investment



CapitalBenefit
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Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$888,000
Appraised Value	\$1,268,500
Loan-to-Value	70%
Protective Equity	\$380,500
Investor Yield	9.75%
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 30, 2018*

Our borrower owns several rental properties. He purchased this home in 2015 for \$1,100,000. He has perfect credit and stable employment. The loan proceeds will be used to buy out his business partner.

This neighborhood borders the City of Newport Beach. This home is one block from the Newport Bay. The current tenant pays \$5,000/month.

Per Appraiser: This property offers 1,674 sq. ft. of living space featuring 3 bedrooms, 2 baths and a 2-car garage on a 6,300 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$415
\$100,000	partial interest – scheduled monthly income	\$830
\$888,000	whole note – scheduled monthly income	\$7,366

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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