

Newport Beach (Orange County)
Refinance Residence for Business Purpose
2nd Trust Deed Investment



CapitalBenefit
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Executive Summary



Property Type	Condominium
Occupancy	Owner
Purpose	Business
Loan Amount	\$262,000
Appraised Value	\$1,000,000
Combined Loan-to-Value	68% *
Protective Equity	\$320,000 *
Investor Yield	11.00%
Term	2 Years (40 due in 2)

* 1st mortgage \$67,000 at 4.375%

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

Comments: *Appraisal dated December 19, 2018*

Our borrowers bought this unit in 2012 for \$600,000 and have since completed a remodel. They have very good credit and stable employment. The loan proceeds will be used for business capital.

Per Appraiser: This property offers 968 sq. ft. of living space featuring 2 bedrooms, 2 baths and a 2-car subterranean parking. The HOA fee is \$486/month which includes security and pool.

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
\$262,000	whole note – scheduled monthly income	\$2,432

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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