

Irvine (Orange County)

Refinance Residence for Business Purpose.

2nd Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Owner
Purpose	Business
Loan Amount	\$500,000
Appraised Value	\$9,200,000
Combined Loan-to-Value	54% *
Protective Equity	\$4,273,000 *
Investor Yield	11.00%
Term	3 Years (40 due in 3)

* 1st mortgage \$4,427,000 at 2.375%

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

Comments: *Appraisal dated February 9, 2019*

Our borrower bought this home in 2016 for \$8,000,000. He has excellent credit and a perfect track record with Capital Benefit. The loan proceeds will be used for another real estate investment.

This home is located in the guard-gated community of Shady Canyon, an enclave of luxury homes surrounding a golf course.

Per Appraiser: This property offers 10,594 sq. ft. of living space featuring 4 bedrooms, 5 ½ baths, pool, elevator, home theater and a 4-car garage on a 23,566 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
\$500,000	whole note – scheduled monthly income	\$4,641

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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