

Westminster (Orange County)
Refinance Investment Property
 2nd Trust Deed Investment



CapitalBenefit
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Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$150,000
Appraised Value	\$925,000
Combined Loan-to-Value	49% *
Protective Equity	\$474,000 *
Investor Yield	10.00%
Term	3 Years (40 due in 3)

* 1st mortgage \$301,000 at 4.375% fixed

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

Comments: *Appraisal dated January 29, 2019*

Our borrower has owned this home since 2014. She has excellent credit and owns several rental properties. The loan proceeds will be used to make another real estate investment.

The current tenant is paying \$4,000/month.

Per Appraiser: This property offers 3,048 sq. ft. of living space featuring 4 bedrooms, 2 ½ baths and a 3-car garage a 7,020 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$425
\$100,000	partial interest – scheduled monthly income	\$849
\$150,000	whole note – scheduled monthly income	\$1,274

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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