

Laguna Beach (Orange County)
Refinance Residence for Business Purpose
1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Owner
Purpose	Business
Loan Amount	\$860,000
Appraised Value	\$1,740,000
Loan-to-Value	49%
Protective Equity	\$880,000
Investor Yield	10.00%
Term	2 Years (40 due in 2)

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

Comments: Appraisal dated February 9, 2019

Our borrowers have owned this home since 1991. They have good credit and will use the net loan proceeds for business capital.

Per Appraiser: This property offers 2,372 sq. ft. of living space featuring 4 bedrooms, 2 ½ baths and a 2-car garage on a 9,656 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
\$860,000	whole note – scheduled monthly income	\$7,303

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.



CapitalBenefit
the greener money™

Capital Benefit, Inc. 2727 Newport Blvd. #203 Newport Beach, CA 92663
(949) 566-9040 | (949) 566-9262 | capitalbenefit.com
CA DRE Real Estate Broker License # 01876453 NMLS ID 254002