

Huntington Beach (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	\$120,000
Appraised Value	\$910,000
Combined Loan-to-Value	48% *
Protective Equity	\$477,000 *
Investor Yield	11.00%
Term	2 Years (40 due in 2)

* 1st mortgage \$313,000 at 4.00%

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

Comments: *Appraisal dated March 20, 2019*

Our borrowers have owned this home since 1999. They have good credit and will use the loan proceeds for business capital.

Per Appraiser: This property offers 1,657 sq. ft. of living space featuring 3 bedrooms, 2 baths and a 2-car garage on an 8,400 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$464
\$120,000	whole note – scheduled monthly income	\$1,114

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