

Dana Point (Orange County)

Refinance Residence for Business Purpose

1st Trust Deed Investment



CapitalBenefit
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Executive Summary



Property Type	Condominium
Occupancy	Owner
Purpose	Business
Loan Amount	\$290,000
Appraised Value	\$580,000
Loan-to-Value	50%
Protective Equity	\$290,000
Investor Yield	9.00%
Term	2 Years (40 due in 2)

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

Comments: *Appraisal dated April 15, 2019*

Our borrower has owned this unit since 1983. He has good credit and stable employment. The net loan proceeds will be used for business capital.

These units are located across the street from the main beaches.

Per Appraiser: This property offers 873 sq. ft. of living space featuring 2 bedrooms, 2 baths and a 1 covered parking spot. The HOA fee is \$370/month which includes pool and other amenities.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$385
\$100,000	partial interest – scheduled monthly income	\$771
\$290,000	whole note – scheduled monthly income	\$2,237

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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