

Irvine (Orange County)

Refinance Residence for Business Purpose

2nd Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



| | |
|------------------------|------------------------------|
| Property Type | Townhouse |
| Occupancy | Owner |
| Purpose | Business |
| Loan Amount | \$150,000 |
| Appraised Value | \$970,000 |
| Combined Loan-to-Value | 69% * |
| Protective Equity | \$297,000 * |
| Investor Yield | 11.00% |
| Term | 2 Years (40 due in 2) |

* 1st mortgage \$523,000 at 4.75%

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

Comments: *Appraisal dated April 13, 2019*

Our borrower has owned her home since 2018. She has excellent credit and is a licensed Real Estate Broker. The loan proceeds will be used for another investment.

Per Appraiser: This property offers 2,148 sq. ft. of living space featuring 3 bedrooms, 2 ½ baths and a 2-car garage. The HOA fee is \$216/month.

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 |
| \$150,000 | whole note – scheduled monthly income | \$1,392 |

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