

Trabuco Canyon (Orange County)
Refinance Residence for Business Purpose
2nd Trust Deed Investment



CapitalBenefit
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Executive Summary



Property Type	Single Family
Occupancy	Owner
Purpose	Business
Loan Amount	\$50,000
Appraised Value	\$1,185,000
Combined Loan-to-Value	61% *
Protective Equity	\$460,000 *
Investor Yield	11.00%
Term	3 Years (40 due in 3)

* 1st mortgage \$675,000 at 5.625%

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

Comments: *Appraisal dated June 17, 2019*

Our borrower has owned this home since 1996. He has VERY good credit and will use the loan proceeds for business capital.

Per Appraiser: This property offers 2,839 sq. ft. of living space featuring 4 bedrooms, 3 baths, pool and a 3-car garage on a 7,210 sq. ft. lot.

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

Examples of investor returns —

\$50,000 whole note – scheduled monthly income \$464

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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