

Dana Point (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	\$320,000
Appraised Value	\$2,600,000
Combined Loan-to-Value	69% *
Protective Equity	\$815,000 *
Investor Yield	11.00%
Term	3 Years (40 due in 3)

* 1st mortgage \$1,465,000 at 4.25% fixed

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

Comments: *Appraisal dated May 31, 2019*

Our borrower bought this home in 2017 and just completed a thorough remodel. He has very good credit and will use the loan proceeds for business capital.

Per Appraiser: This property offers 5,438 sq. ft. of living space featuring 5 bedrooms, 4 ½ baths, pool and a 3-car garage on a 5,438 sq. ft. lot.

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
\$320,000	whole note – scheduled monthly income	\$2,971

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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