

Placentia (Orange County)

Refinance Residence for Business Purpose

2nd Trust Deed Investment



CapitalBenefit
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Executive Summary



Property Type	Townhouse
Occupancy	Owner
Purpose	Business
Loan Amount	\$160,000
Appraised Value	\$630,000
Combined Loan-to-Value	43% *
Protective Equity	\$360,000 *
Investor Yield	10.25%
Term	3 Years (40 due in 3)

* 1st mortgage \$110,000 at 4.00%

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

Comments: *Appraisal dated March 5, 2020*

Our borrower has owned this home since 1999. He has good credit and will use the loan proceeds for a business investment.

Per Appraiser: This property offers 1,522 sq. ft. of living space featuring 3 bedrooms, 2 ½ baths and a 2-car garage. The HOA fee is \$145/month.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$434
\$100,000	partial interest – scheduled monthly income	\$869
\$160,000	whole note – scheduled monthly income	\$1,390

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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