

Costa Mesa (Orange County)

Refinance Residence for Business Purpose

2nd Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Duplex
Occupancy	Owner/Tenant
Purpose	Business
Loan Amount	\$178,000
Appraised Value	\$1,250,000
Combined Loan-to-Value	53% *
Protective Equity	\$590,000 *
Investor Yield	10.25%
Term	3 Years (40 due in 2)

* 1st mortgage \$482,000 at 4.00%

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

Comments: *Appraisal dated March 4, 2020*

Our borrowers have owned this home since 1996. They have good credit and stable employments. The net loan proceeds will be used to purchase a rental property.

Per Appraiser: This property main unit features 4 bedrooms and 2 baths. The studio apartment is rented at \$2,260/month. The lot size is 8,712 sq. ft. The home features a 3-car garage.

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

Examples of investor returns —

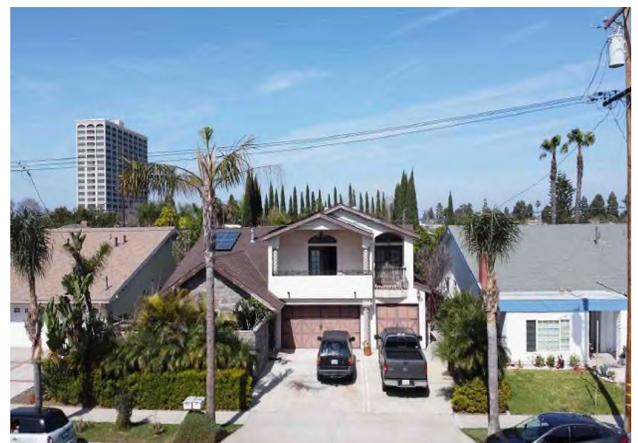
\$50,000	partial interest – scheduled monthly income	\$434
\$100,000	partial interest – scheduled monthly income	\$869
\$178,000	whole note – scheduled monthly income	\$1,547

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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