

Newport Beach (Orange County)  
Refinance Residence for Business Purpose  
2<sup>nd</sup> Trust Deed Investment



**CapitalBenefit**  
the greener money™

Executive Summary



Property Type	<b>Single Family</b>
Occupancy	<b>Owner</b>
Purpose	<b>Business</b>
Loan Amount	<b>\$240,000</b>
Appraised Value	<b>\$1,800,000</b>
Combined Loan-to-Value	<b>60%</b> *
Protective Equity	<b>\$721,000</b> *
Investor Yield	<b>11.00%</b>
Term	<b>2 Years</b> (40 due in 2)

\* 1<sup>st</sup> mortgage \$839,000 at 4.375%

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

**Comments:** Appraisal dated May 26, 2020

Our borrower has owned this home since 2004.  
He has good credit and stable employment.  
The net loan proceeds will be used for business capital.

Per Appraiser: This property offers 1,023 sq. ft. of living space featuring  
2 bedrooms, 1 bath and a 1-car garage on a 4,601 sq. ft. lot.

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

Examples of investor returns —

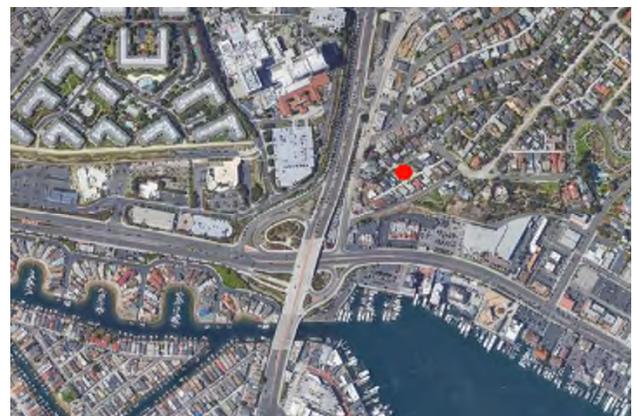
\$50,000	partial interest – scheduled monthly income	\$464
\$100,000	partial interest – scheduled monthly income	\$928
\$240,000	whole note – scheduled monthly income	\$2,228

**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](http://capitalbenefit.com)

Available to California investors or all qualified investors.



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