

Aliso Viejo (Orange County)
Refinance Residence for Business Purpose
2nd Trust Deed Investment



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Executive Summary



Property Type	Single Family
Occupancy	Owner
Purpose	Business
Loan Amount	\$360,000
Appraised Value	\$1,100,000
Combined Loan-to-Value	65% *
Protective Equity	\$386,000 *
Investor Yield	12.00%
Term	2 Years (40 due in 2)

* 1st mortgage \$354,000 at 3.50%

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

Comments: *Appraisal dated April 27, 2020*

Our borrower has owned this home since 1996. He has good credit and stable employment. The net loan proceeds will be used to buy a rental property.

Per Appraiser: This property offers 2,664 sq. ft. of living space featuring 4 bedrooms, 3 baths and a 3-car garage on a 4,205 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$504
\$100,000	partial interest – scheduled monthly income	\$1,009
\$360,000	whole note – scheduled monthly income	\$3,630

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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