

San Clemente (Orange County)

Refinance Rental Property

1<sup>st</sup> Trust Deed Investment



**CapitalBenefit**  
the greener money™

## Executive Summary



Property Type	<b>Detached Condo</b>
Occupancy	<b>Non Owner</b>
Purpose	<b>Business</b>
Loan Amount	<b>\$816,000</b>
Appraised Value	<b>\$1,200,000</b>
Loan-to-Value	<b>68%</b>
Protective Equity	<b>\$384,000</b>
Investor Yield	<b>9.50%</b>
Term	<b>2 Years</b> (40 due in 2)

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

**Comments:** Appraisal dated August 18, 2020

Our borrowers have owned this home since 1997. They have good credit and stable employment. The loan proceeds will be used to make the balloon payment on the current mortgages.

The current tenant is paying \$4,800/month.

Per Appraiser: This property offers 2,604 sq. ft. of living space featuring 5 bedrooms, 3 baths, spa and a 3-car garage. The HOA fee is \$345/month.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$241
\$100,000	partial interest – scheduled monthly income	\$482
\$816,000	whole note – scheduled monthly income	\$3,935

**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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