

Yorba Linda (Orange County)
Refinance Rental Property
 2nd Trust Deed Investment



CapitalBenefit
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Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$250,000
Appraised Value	\$1,100,000
Combined Loan-to-Value	68% *
Protective Equity	\$354,000 *
Investor Yield	12.00%
Term	2 Years (40 due in 2)

* 1st mortgage \$496,000 at 2.00%

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

Comments: *Appraisal dated September 30, 2020*

Our borrower has owned this home since 1996
 He has good credit and stable employment.
 The net loan proceeds will be used to make improvements to the subject.

Borrower will make 3 payments upfront.
 The current tenant is paying \$4,000/month.

Per Appraiser: This property offers 2,575 sq. ft. of living space featuring
 4 bedrooms, 3 baths and a 3-car garage on a 14,000 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
\$250,000	whole note – scheduled monthly income	\$2,521

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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