

Orange (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>\$200,000</b>
Appraised Value	<b>\$1,300,000</b>
Combined Loan-to-Value	<b>60%</b> *
Protective Equity	<b>\$519,000</b> *
Investor Yield	<b>11.00%</b>
Term	<b>3 Years</b> (40 due in 3)

\* 1<sup>st</sup> mortgage \$581,000 at 6.75%

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

#### Comments: *Appraisal dated December 8, 2020*

Our borrower bought this home 2 years ago and just completed a full remodel.  
He has perfect credit and stable employment  
The loan proceeds will be used to buy inventory for his business.

Per Appraiser: This property offers 2,504 sq. ft. of living space featuring 5 bedrooms, 4 baths, pool (under construction) and a 2-car garage on an 8,413 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
\$200,000	whole note — scheduled monthly income	\$1,856

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

Available to California investors or all qualified investors.



**CapitalBenefit**  
the greener money™

Capital Benefit, Inc. 4667 MacArthur Blvd #230 Newport Beach, CA 92660  
(949) 566-9040 | (949) 617-5242 | [capitalbenefit.com](https://capitalbenefit.com)  
CA DRE Real Estate Broker License # 01876453 NMLS ID 254002