

Santa Ana (Orange County)

Refinance Residence for Business Purpose

2nd Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Owner
Purpose	Business
Loan Amount	\$100,000
Appraised Value	\$620,000
Combined Loan-to-Value	62% *
Protective Equity	\$237,000 *
Investor Yield	11.00%
Term	3 Years (40 due in 3)

* 1st mortgage \$283,000 at 4.125%

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

Comments: *Appraisal dated February 6, 2021*

Our borrower has owned this home since 2011.
He has good credit and will use the loan proceeds for business capital.

Per Appraiser: This property offers 938 sq. ft. of living space featuring 3 bedrooms, 1 bath and a 2-car garage on a 6,000 sq. ft. lot. In addition, there is a just completed 645 sq. ft. ADU (Accessory Dwelling Unit) which should generate \$1,500 in rental income.

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

Examples of investor returns —

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

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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