

Foothill Ranch (Orange County)
Refinance Residence for Business Purpose
1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Owner
Purpose	Business
Loan Amount	\$430,000
Appraised Value	\$1,550,000
Loan-to-Value	28%
Protective Equity	\$1,120,000
Investor Yield	9.00%
Term	3 Years (40 due in 3)

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

Comments: *Appraisal dated November 30, 2022*

Our borrower owns this property free and clear.
He has perfect credit and stable employment.
The loan proceeds will be used for business capital.

Per Appraiser: This property offers 2,444 sq. ft. of living space featuring 3 bedrooms, 3 baths and a 3-car garage on a 6,060 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$386
\$100,000	partial interest – scheduled monthly income	\$771
\$430,000	whole note – scheduled monthly income	\$3,317

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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