

Irvine (Orange County)

Refinance Residence for Business Purpose

2nd Trust Deed Investment



CapitalBenefit
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Executive Summary



Property Type	Townhouse
Occupancy	Owner
Purpose	Business
Loan Amount	\$201,000
Appraised Value	\$1,580,000
Combined Loan-to-Value	55% *
Protective Equity	\$712,000 *
Investor Yield	13.00%
Term	2 Years (40 due in 2)

* 1st mortgage \$667,000 at 3.75%

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

Comments: *Appraisal dated November 2, 2023*

Our borrower is refinancing his townhouse to consolidate business debts.

Per Appraiser: This property offers 1,886 sq. ft. of living space featuring 3 bedrooms, 3 ½ baths and a 2-car garage.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$545
\$100,000	partial interest – scheduled monthly income	\$1,090
\$201,000	whole note – scheduled monthly income	\$2,190

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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Capital Benefit, Inc. 4667 MacArthur Blvd #230 Newport Beach, CA 92660
(949) 566-9040 | (949) 617-5242 | capitalbenefit.com
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