

Laguna Beach (Orange County)

Refinance Rental Property

2nd Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$200,000
Appraised Value	\$4,150,000
Combined Loan-to-Value	61% *
Protective Equity	\$1,600,000 *
Investor Yield	12.50%
Term	3 Years (40 due in 3)

* 1st mortgage \$2,350,000 at 3.00%

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

Comments: *Appraisal dated November 3, 2023*

Our borrower has owned this property since 2018. She has good credit and stable employment. The loan proceeds will be used for business capital.

The current tenants are paying \$25,000/month.

Per Appraiser: This property offers 3,434 sq. ft. of living space featuring 3 bedrooms, 3 baths and a 2-car garage on a 6,250 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$524
\$100,000	partial interest – scheduled monthly income	\$1,049
\$200,000	whole note – scheduled monthly income	\$2,098

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.

