

Fullerton (Orange County)
Refinance Rental Property
1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Non Owner
Purpose	Business
Loan Amount	\$310,000
Appraised Value	\$755,000
Loan-to-Value	41%
Protective Equity	\$445,000
Investor Yield	10.00%
Term	2 Years (40 due in 2)

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

Comments: Appraisal dated December 8, 2023

Our borrower has owned this property for 28 years.
This loan will refinance his current mortgage.

The tenant is paying \$3,700/month.

Per Appraiser: This property offers 1,384 sq. ft. of living space featuring 3 bedrooms, 2 baths and a 2-car garage on a 6,039 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$425
\$100,000	partial interest – scheduled monthly income	\$849
\$310,000	whole note – scheduled monthly income	\$2,632

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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