

Costa Mesa (Orange County)
Refinance Rental Property
 2nd Trust Deed Investment



CapitalBenefit
 the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Tenants
Purpose	Business
Loan Amount	\$160,000
Appraised Value	\$1,875,000
Combined Loan-to-Value	48% *
Protective Equity	\$980,000 *
Investor Yield	12.00%
Term	3 Years (40 due in 3)
	* 1 st mortgage \$735,000 at 3.625%

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

Comments: *Appraisal dated February 8, 2024*

Our borrower has owned this home since 2019. He has fallen behind on the 1st mortgage due to illness. He is now working again and needs to reinstate the 1st mortgage. The balance of the funds will be used to make improvements to the rental property and ready it for sale.

The current tenants are paying \$4,000/month.

Per Appraiser: This property offers 1,665 sq. ft. of living space featuring 3 bedrooms, 2 baths and a 2-car garage on a 6,000 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$504
\$100,000	partial interest – scheduled monthly income	\$1,009
\$160,000	whole note – scheduled monthly income	\$1,614

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.

