

**Chino Hills (Orange County)**  
**Refinance Residence for Business Purpose**  
**2<sup>nd</sup> Trust Deed Investment**



**CapitalBenefit**  
the greener money™

**Executive Summary**



Property Type	<b>Single Family</b>
Occupancy	<b>Owner</b>
Purpose	<b>Business</b>
Loan Amount	<b>\$323,000</b>
Appraised Value	<b>\$980,000</b>
Combined Loan-to-Value	<b>64%</b> *
Protective Equity	<b>\$351,000</b> *
Investor Yield	<b>10.25%</b>
Term	<b>3 Years</b> (40 due in 3)
	* 1 <sup>st</sup> mortgage \$306,000 at 6.125%

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

**Comments:** *Appraisal dated February 16, 2022*

Our borrower has owned this home since 2001. He has good credit and stable employment. The loan proceeds will be used to pay off business debts and purchase business equipment.

Per Appraiser: This property offers 2,020 sq. ft. of living space featuring 4 bedrooms, 3 baths, pool 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	\$434
\$100,000	partial interest – scheduled monthly income	\$869
\$323,000	whole note – scheduled monthly income	\$2,806

**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](http://capitalbenefit.com)**

Available to California investors or all qualified investors.

