

Fountain Valley (Orange County)
Refinance Residence for Business Purpose
2nd Trust Deed Investment



CapitalBenefit
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Executive Summary



Property Type	Single Family
Occupancy	Owner
Purpose	Business
Loan Amount	\$165,000
Appraised Value	\$1,280,000
Combined Loan-to-Value	49% *
Protective Equity	\$659,000 *
Investor Yield	10.00%
Term	3 Years (40 due in 3)

* 1st mortgage \$456,000 at 2.99%

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

Comments: *Appraisal dated June 20, 2022*

Our borrower has owned this home since 2012. He has good credit and is a licensed Real Estate salesperson. The loan proceeds will be used to purchase an investment property

Per Appraiser: This property offers 1,640 sq. ft. of living space featuring 4 bedrooms, 2 baths, pool/spa and a 2-car garage on a 7,201 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
\$165,000	whole note – scheduled monthly income	\$1,401

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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