

**San Juan Capistrano (Orange County)**  
**Refinance Investment Property**  
 2<sup>nd</sup> Trust Deed Investment



**CapitalBenefit**  
 the greener money™

**Executive Summary**



Property Type	<b>Single Family</b>
Occupancy	<b>Non-Owner</b>
Purpose	<b>Business</b>
Loan Amount	<b>\$330,000</b>
Appraised Value	<b>\$2,400,000</b>
Combined Loan-to-Value	<b>70%</b> *
Protective Equity	<b>\$712,000</b> *
Investor Yield	<b>12.00%</b>
Term	<b>3 Years</b> (40 due in 3)

\* 1<sup>st</sup> mortgage \$1,358,000 at 4.00%

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

**Comments:** *Appraisal dated August 15, 2022*

Our borrower bought this home in 2021 and just completed an extensive remodel. Exterior paint and landscaping will be done this year. She has very good credit and is a licensed Real Estate professional. The loan proceeds will be used for real estate investments.

Per Appraiser: This property offers 3,707 sq. ft. of living space featuring 5 bedrooms, 4 baths and a 3-car garage on a 22,950 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
\$330,000	whole note – scheduled monthly income	\$3,328

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

Available to California investors or all qualified investors.



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