

Irvine (Orange County)

Refinance Residence for Business Purpose

2<sup>nd</sup> Trust Deed Investment



**CapitalBenefit**  
the greener money™

## Executive Summary



Property Type	<b>Townhouse</b>
Occupancy	<b>Owner</b>
Purpose	<b>Business</b>
Loan Amount	<b>\$190,000</b>
Appraised Value	<b>\$1,400,000</b>
Combined Loan-to-Value	<b>65%</b> *
Protective Equity	<b>\$487,000</b> *
Investor Yield	<b>11.00%</b>
Term	<b>2 Years</b> (40 due in 2)

\* 1<sup>st</sup> mortgage \$723,000 at 2.75%

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

**Comments:** Appraisal dated October 25, 2022

Our borrower has owned this property for 2 years. He has perfect credit and stable employment. The loan proceeds will be used to finish the remodel of an investment property.

Per Appraiser: This property offers 2,329 sq. ft. of living space featuring 4 bedrooms, 2 ½ baths and a 2-car garage. The HOA fee is \$215. Common areas include pool and spa.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$464
\$100,000	partial interest – scheduled monthly income	\$928
\$190,000	whole note – scheduled monthly income	\$1,764

**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.



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