

Orange (Orange County)  
Refinance Rental Property  
1<sup>st</sup> Trust Deed Investment



**CapitalBenefit**  
the greener money™

## Executive Summary



Property Type	<b>Townhouse</b>
Occupancy	<b>Non Owner</b>
Purpose	<b>Business</b>
Loan Amount	<b>\$425,000</b>
Appraised Value	<b>\$650,000</b>
Loan-to-Value	<b>65%</b>
Protective Equity	<b>\$225,000</b>
Investor Yield	<b>10.00%</b>
Term	<b>2 Years</b> (40 due in 2)

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

**Comments:** *Appraisal dated August 5, 2022*

Our borrowers have owned this property for 14 years. They have good credit and stable employments. The net loan proceeds will be used to update the property.

The current tenant is paying \$3,000/month.

Per Appraiser: This property offers 932 sq. ft. of living space featuring 3 bedrooms, 1 ½ baths and a 2-car garage. The HOA fee is \$340/month.

**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
\$425,000	whole note – scheduled monthly income	\$3,609

**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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