

Laguna Niguel (Orange County)
Refinance Residence for Business Purpose
2nd Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$115,000
Appraised Value	\$1,560,000
Combined Loan-to-Value	66% *
Protective Equity	\$538,000 *
Investor Yield	11.50%
Term	3 Years (40 due in 3)

* 1st mortgage \$907,000 at 3.875%

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

Comments: *Appraisal dated January 19, 2023*

Our borrowers have owned this home for 5 years. They have very good credit and stable employment. The loan proceeds will be used for business capital.

Per Appraiser: This property offers 1,603 sq. ft. of living space featuring 3 bedrooms, 2 baths and a 2-car garage on a 4,026 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$484
\$100,000	partial interest – scheduled monthly income	\$968
\$115,000	whole note – scheduled monthly income	\$1,114

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.

