

Fullerton (Orange County)
Refinance Investment Property
 2nd Trust Deed Investment



CapitalBenefit
 the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$120,000
Appraised Value	\$735,000
Combined Loan-to-Value	44% *
Protective Equity	\$409,000 *
Investor Yield	11.00%
Term	2 Years (40 due in 2)
	* 1 st mortgage \$206,000 at 3.875%

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

Comments: *Appraisal dated August 12, 2023*

Our borrower recently inherited this home. He has good credit and stable employment. The loan proceeds will be used for business capital.

The current tenant is paying \$4,000/month.,

Per Appraiser: This property offers 1,165 sq. ft. of living space featuring 2 bedrooms, 1 bath and a 1-car garage on a 7,370 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$464
\$120,000	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.

