

Newport Beach (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	\$400,000
Appraised Value	\$5,750,000
Combined Loan-to-Value	61% *
Protective Equity	\$2,263,000 *
Investor Yield	11.00%
Term	3 Years (40 due in 3)

* 1st mortgage \$3,087,000 at 4.75%

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

Comments: *Appraisal dated August 11, 2023*

Our borrower bought this home 2 years ago. He has very good credit and stable employment. The loan proceeds will be used for business capital/expansion.

Per Appraiser: This property offers 4,600 sq. ft. of living space featuring 5 bedrooms, 4 ½ baths and a 3-car garage on a 7,514 sq. ft. lot.

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
\$400,000	whole note – scheduled monthly income	\$3,713

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.

