Huntington Beach, CA (Orange)

Purchase Rental Property

1st Trust Deed Investment

Executive Summary

Property Type	**Townhouse**
Occupancy	**Non-Owner**
Loan Amount	**$100,000**
Appraised Value	**$146,000**
Loan-to-Value	**68%**
Protective Equity	**$46,000**
Investor Yield	**11.00%**
Term	**3 Years** (40 due in 3)

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

Comments: *Appraisal dated November 13, 2012*

Our borrower is buying this townhouse for the appraised value as an income property. Similar units in the same development rent for about $1,850/month (Source: California Regional Multiple Listing Service).

The home is part of "The Gables" community which is located just one block from Huntington Harbor. The common areas include pool and spa.

Per Appraiser: This unit was just remodeled and offers 1,271 sq. ft. of living space featuring 2 bedrooms, 1 ½ baths and a 1-car garage.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$464
$100,000	whole note – scheduled monthly income	$928

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.

Capital Benefit, Inc. 2727 Newport Blvd. #203 Newport Beach, CA 92663
☏ (949) 566-9040 🖷 (949) 566-9262 info@capitalbenefit.com
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