Fullerton, CA (Orange)

Purchase Rental Unit

1st Trust Deed Investment

CapitalBenefit the greener money™

Executive Summary

Property Type	**Condominium**
Occupancy	**Non-Owner**
Loan Amount	**$165,000**
Appraised Value	**$245,000**
Loan-to-Value	**67%**
Protective Equity	**$80,000**
Investor Yield	**10.75%**
Term	**2 Years** (40 due in 2)

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

Comments: *Appraisal dated November 30, 2012*

Borrowers are buying this recently remodeled unit for the appraised value. They have excellent credit.

Similar units rent for about $1,300/month (source: SoCal MLS)

Per Appraiser: This 2 story condo offers 934 sq. ft. of living space featuring 2 bedrooms, 1 ½ baths, 1 carport and a 1-car garage. Common areas include pool and spa.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$454
$100,000	partial interest – scheduled monthly income	$908
$165,000	whole note – scheduled monthly income	$1,499

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.

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