San Juan Capistrano, CA (Orange)

Purchase Primary Residence

1st Trust Deed Investment

Capital Benefit — the greener money™

Executive Summary

Property Type	**Single Family**
Occupancy	**Owner**
Loan Amount	**$690,000**
Appraised Value	**$1,165,000**
Loan-to-Value	**60%** *
Protective Equity	**$460,000** *
Investor Yield	**10.25%**
Term	**7 Years** (40 due in 7)

* based on Purchase Price of $1,150,000

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

Comments: *Appraisal dated July 29, 2013*

Our borrower is buying this home through a standard sale transaction for $10,000 less than the appraised value.
He is a Certified Financial Planner with strong, documented income.

This custom home was built by the seller in 1995 and is located in the Connamara neighborhood, about 1 ½ miles from the coast.

Per Appraiser: This property offers 4,064 sq. ft. of living space featuring 4 bedrooms, 4 ½ baths, pool and a 3-car garage on a 26,515 sq. ft. lot.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$434
$100,000	partial interest – scheduled monthly income	$869
$690,000	whole note – scheduled monthly income	$5,995

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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