

San Clemente, CA (Orange)

Refinance Ocean View Rental Property

1st Trust Deed Investment



CapitalBenefit
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Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$800,000
Appraised Value	\$1,225,000
Loan-to-Value	65%
Protective Equity	\$425,000
Investor Yield	10.50%
Term	3 Years (40 due in 3)

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

Comments: Appraisal dated February 8, 2014

Our borrower bought this property in 2004 and owns it free and clear. He has excellent credit and will use the loan proceeds to finish a commercial development project in Temecula, CA

The property is located ½ mile inland from San Clemente State Beach and rents for \$4,500/month.

Per Appraiser: This property offers 2,880 sq. ft. of living space featuring 4 bedrooms, 3 ½ baths and a 2-car garage on a 4,792 sq. ft. lot.

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

Examples of investor returns —

\$100,000	partial interest – scheduled monthly income	\$889
\$250,000	partial interest – scheduled monthly income	\$2,221
\$800,000	whole note – scheduled monthly income	\$7,109

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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