Laguna Niguel, CA (Orange)

Purchase of Investment Property at 48% LTV

1st Trust Deed Investment

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$560,000**
Appraised Value	**$1,185,000**
Loan-to-Value	**48%** *
Protective Equity	**$610,000** *
Investor Yield	**10.00%**
Term	**3 Years** (40 due in 3)

* based on Purchase Price of $1,170,000

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

Comments: *Appraisal dated March 25, 2014*

Our borrower is buying this property through a standard sale transaction for $15,000 less than the appraised value.
She has stable employment, good credit and holds a Real Estate Broker license.

The current owner bought the home in 2003 for $770,000.

Similar properties rent for about $4,500/month (zillow.com)

Per Appraiser: This property offers 2,874 sq. ft. of living space featuring 5 bedrooms, 3 baths, pool/spa and a 3-car garage on a 6,641 sq. ft. lot. with panoramic ocean views.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$425
$100,000	partial interest – scheduled monthly income	$849
$560,000	whole note – scheduled monthly income	$4,755

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
CA Bureau of Real Estate – Real Estate Broker License # 01876453 | NMLS ID 254002