Corona Del Mar, CA (Orange County)

Purchase Rental Property

1st Trust Deed Investment

Executive Summary

Property Type	**Condominium**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$766,000**
Appraised Value	**$1,095,000**
Loan-to-Value	**70%**
Protective Equity	**$329,000**
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 March 12, 2014*

Our borrower is buying this investment property through a standard sale transaction for the appraised value. She has documented income, stable employment and very good credit.

Similar properties rent for about $5,000/month.

Per Appraiser: This property offers 1,300 sq. ft. of living space featuring 2 bedrooms, 2 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	$454
$250,000	partial interest – scheduled monthly income	$2,271
$766,000	whole note – scheduled monthly income	$6,958

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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