Laguna Hills, CA (Orange)

Purchase of Rental Property

1st Trust Deed Investment

CapitalBenefit
the greener money™

Executive Summary

Property Type	**Townhouse**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$304,500**
Appraised Value	**$435,000**
Loan-to-Value	**70%**
Protective Equity	**$130,500**
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 August 8, 2014*

Our borrower is buying this property through a standard sale transaction for the appraised value.
He has stable employment and very good credit.

The current owner bought in 2004 for $423,000.

Similar properties rent for about $2,550/month (Multiple Listing Service)
Common areas include: clubhouse, tennis courts and 2 pools.

Per Appraiser: This end unit offers 1,344 sq. ft. of living space featuring 3 bedrooms, 2 baths and a 2-car garage. HOA fee is $390/month

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$444
$100,000	partial interest – scheduled monthly income	$889
$304,500	whole note – scheduled monthly income	$2,706

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.

CapitalBenefit
the greener money™

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