San Clemente, CA (Orange)

Purchase of Investment Property

1st Trust Deed Investment

CapitalBenefit
the greener money™

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$550,000**
Appraised Value	**$1,285,000**
Loan-to-Value	**43%** *
Protective Equity	**$720,000** *
Investor Yield	**9.00%**
Term	**2 Years** (40 due in 2)

* based on Purchase Price of $1,270,000

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

Comments: *Appraisal dated September 12, 2014*

Our borrower is buying this property through a standard sale transaction for $15,000 less than the appraised value.

In 2012, the current owner bought the home in a short sale for $849,000.

Similar properties rent for about $4,800/month (zillow.com)

Per Appraiser: This property offers 4,154 sq. ft. of living space featuring 5 bedrooms, 4 ½ baths and a 3-car garage on a 19,602 sq. ft. lot.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$386
$100,000	partial interest – scheduled monthly income	$771
$550,000	whole note – scheduled monthly income	$4,242

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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