Laguna Niguel, CA (Orange)

Purchase of Rental Property

1st Trust Deed Investment

CapitalBenefit the greener money™

Executive Summary

Property Type	**Condominium**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$283,500**
Appraised Value	**$405,000**
Loan-to-Value	**70%**
Protective Equity	**$121,500**
Investor Yield	**10.00%**
Term	**2 Years** (40 due in 2)

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

Comments: *Appraisal dated October 7, 2014*

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

The current owner bought the home in 2001 for $249,000.

Similar properties rent for about $2,100/month (zillow.com)

Per Appraiser: This property offers 1,130 sq. ft. of living space featuring 2 bedrooms, 2 baths and a 1-car garage. Common areas include pool/spa. HOA fee is $275/month.

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
$283,500	whole note – scheduled monthly income	$2,407

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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