Lake Forest, CA (Orange)

Purchase of Rental Property

1st Trust Deed Investment

CapitalBenefit
the greener money™

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$594,000**
Appraised Value	**$990,000**
Loan-to-Value	**60%**
Protective Equity	**$396,000**
Investor Yield	**9.00%**
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 7, 2015*

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

The current owner bought the home in 2012 for $778,900

Similar properties rent for about $5,300/month (zillow.com)

Per Appraiser: This property offers 3,543 sq. ft. of living space featuring 4 bedrooms, 4 ½ baths, pool and a 3-car garage on a 5,576 sq. ft. lot.

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

Examples of investor returns —

$100,000	partial interest – scheduled monthly income	$771
$250,000	partial interest – scheduled monthly income	$1,928
$594,000	whole note – scheduled monthly income	$4,582

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.