

San Clemente, CA (Orange)

Purchase of Newly Built Investment Property

1st Trust Deed Investment



CapitalBenefit
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Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$1,035,000
Appraised Value	\$1,485,000
Loan-to-Value	70%
Protective Equity	\$450,000
Investor Yield	9.50%
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 11, 2015*

Our borrower is buying this property directly from the builder for the appraised value. He has stable employment and excellent credit.

The home is part of the Talega neighborhood developed by William Lyons. Click [link](#) for more information about the community.

Similar properties rent for about \$6,400/month (zillow.com)

Per Appraiser: The builder is currently completing the installation of flooring, appliances and fixtures. This property offers 4,503 sq. ft. of living space featuring 5 bedrooms, 5 ½ baths and a 3-car garage on a 10,145 sq. ft. lot.



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

Examples of investor returns —

\$100,000	partial interest – scheduled monthly income	\$810
\$250,000	partial interest – scheduled monthly income	\$2,025
\$1,035,000	whole note – scheduled monthly income	\$8,384

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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