Del Mar, CA (San Diego)

Purchase of Rental Property

1st Trust Deed Investment

Executive Summary

Property Type	**Townhouse**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$609,000**
Appraised Value	**$1,050,000**
Loan-to-Value	**62%** *
Protective Equity	**$370,475** *
Investor Yield	**9.00%**
Term	**2 Years** (40 due in 2)

* based on Purchase Price of $979,475

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

Comments: *Appraisal dated September 4, 2015*

Our borrower is buying this property through a standard sale Transaction for $70,000 less than the appraised value. He is a local Realtor and has very good credit.

The current owner bought the home in 2009 for $787,500.

Similar properties rent for about $4,300/month (zillow.com)

Per Appraiser: This property offers 2,525 sq. ft. of living space featuring 3 bedrooms, 2 ½ baths and a 2-car garage. Common areas include pool/spa.

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
$609,000	whole note – scheduled monthly income	$4,698

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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Capital Benefit, Inc. 2727 Newport Blvd. #203 Newport Beach, CA 92663
☎ (949) 566-9040 🖷 (949) 566-9262 info@capitalbenefit.com
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