Laguna Niguel, CA (Orange)

Purchase of Rental Property

1st Trust Deed Investment

Capital Benefit
the greener money™

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$960,000**
Appraised Value	**$1,385,000**
Loan-to-Value	**70%** *
Protective Equity	**$411,000** *
Investor Yield	**9.50%**
Term	**3 Years** (40 due in 3)

* based on Purchase Price of $1,371,000

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

Comments: *Appraisal dated May 22, 2016*

Our borrower is buying this property through a standard sale transaction for $14,000 less than the appraised value.
She has stable employment and excellent credit.

The current owner bought the home from the builder in 1996 for $435,500

Similar properties rent for about $5,500/month (zillow.com)

Per Appraiser: This property offers 2,810 sq. ft. of living space featuring 4 bedrooms, 3 baths, pool/spa and a 3-car garage on a 7,150 sq. ft. lot.

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

Examples of investor returns —

$100,000	partial interest – scheduled monthly income	$810
$500,000	partial interest – scheduled monthly income	$4,050
$960,000	whole note – scheduled monthly income	$7,777

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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