

San Clemente, CA (Orange)
Purchase of Rental Property
1st Trust Deed Investment



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Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$658,000
Appraised Value	\$950,000
Loan-to-Value	70% *
Protective Equity	\$282,000 *
Investor Yield	9.50%
Term	3 Years (40 due in 3)

* based on Purchase Price of \$940,000

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

Comments: *Appraisal dated July 8, 2016*

Our borrower is buying this property through a standard sale transaction for \$10,000 less than the appraised value. He has stable employment and excellent credit.

The seller is the original owner who bought the home in 1990 for \$360,000.

Similar properties rent for about \$5,000/month (zillow.com)

Per Appraiser: This property offers 2,462 sq. ft. of living space featuring 3 bedrooms, 3 baths and a 3-car garage on a 6,537 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$405
\$100,000	partial interest – scheduled monthly income	\$810
\$658,000	whole note – scheduled monthly income	\$5,330

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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