

Newport Beach, CA (Orange)

Purchase Investment Property

1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$1,925,000
Appraised Value	\$2,750,000
Loan-to-Value	70%
Protective Equity	\$825,000
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 September 15, 2016*

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

The current owner bought the home in 2003 for \$1,895,000.
It is located in the prestigious guard gated golf community of "Big Canyon Country Club" in the heart of Newport Beach.

Similar properties rent for about \$11,000/month (zillow.com)

Per Appraiser: This property offers 3,397sq. ft. of living space featuring 4 bedrooms, 3 ½ baths and a detached 3-car garage on a 10,752 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
\$1,925,000	whole note – scheduled monthly income	\$15,594

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.

