

Costa Mesa, CA (Orange)

Purchase of Newly Built Rental Property

1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Townhouse
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$606,000
Appraised Value	\$867,000
Loan-to-Value	70%
Protective Equity	\$261,000
Investor Yield	9.00%
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 directly from the builder for the appraised value. He has stable employment and very good credit.

The home is located on the border with Newport Beach, 2 blocks from Hoag Hospital and less than a mile from our office.

Similar properties rent for about \$3,800/month (zillow.com)

Per Appraiser: This property offers 2,010 sq. ft. of living space featuring 3 bedrooms, 3 1/2 baths, 2-car garage and a roof top deck.

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
\$606,000	whole note – scheduled monthly income	\$4,674

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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