

Ladera Ranch, CA (Orange)
Purchase of Rental Property
 1st Trust Deed Investment



CapitalBenefit
 the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$1,200,000
Appraised Value	\$1,725,000
Loan-to-Value	70% *
Protective Equity	\$520,000 *
Investor Yield	10.00%
Term	3 Years (40 due in 3)

* based on Purchase Price of \$1,720,000

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

Comments: *Appraisal dated March 20, 2017*

Our borrower is buying this property through a standard sale transaction for \$5,000 less than the appraised value. She is a season investor with substantial reserves.

The current owner bought the home in 2014 for \$1,547,000.

Similar properties rent for about \$7,000/month (zillow.com)

Per Appraiser: This property offers 4,594 sq. ft. of living space featuring 4 bedrooms, 4 ½ baths, pool/spa and a 2-car garage on a 9,990 sq ft. lot.

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

Examples of investor returns —

\$100,000	partial interest – scheduled monthly income	\$849
\$500,000	partial interest – scheduled monthly income	\$4,246
\$1,200,000	whole note – scheduled monthly income	\$10,190

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.

