

**Trabuco Canyon, CA (Orange)**  
**Purchase of Rental Property**  
**1<sup>st</sup> Trust Deed Investment**



**CapitalBenefit**  
the greener money™

**Executive Summary**



Property Type	<b>Single Family</b>
Occupancy	<b>Non-Owner</b>
Purpose	<b>Business</b>
Loan Amount	<b>\$200,000</b>
Appraised Value	<b>\$460,000</b>
Loan-to-Value	<b>44%</b>
Protective Equity	<b>\$260,000</b>
Investor Yield	<b>9.50%</b>
Term	<b>2 Years (40 due in 2)</b>

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

**Comments:** *Appraisal dated March 10, 2017*

Our borrower is buying this property through a standard sale transaction for the appraised value. He is a licensed contractor with excellent credit.

Borrower owns several rental properties. He plans to renovate this home to maximize rental potential.

Similar properties rent for about \$2,400/month (zillow.com)

Per Appraiser: This property offers 906 sq. ft. of living space featuring 2 bedrooms, 1baths and a 1-car garage on a 6,740 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
\$200,000	whole note – scheduled monthly income	\$1,620

**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](http://capitalbenefit.com)**

Available to California investors or all qualified investors.

