

Yorba Linda, 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	\$216,000
Appraised Value	\$360,000
Loan-to-Value	60%
Protective Equity	\$144,000
Investor Yield	9.49%
Term	3 Years (40 due in 3)

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

Comments: Appraisal dated May 10, 2017

Our borrower is buying this property through a standard sale transaction for the appraised value.

The current owner bought the home in 2014 for \$350,000.

Similar properties rent for about \$1,950/month (zillow.com)

Per Appraiser: This property offers 1,252 sq. ft. of living space featuring 2 bedrooms and 2 baths. The HOA fee is \$305/month and covers security, pool/spa and other common areas.

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	\$809
\$216,000	whole note – scheduled monthly income	\$1,748

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.

