

Laguna Beach, 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>\$1,030,000</b>
Appraised Value	<b>\$1,500,000</b>
Loan-to-Value	<b>70% *</b>
Protective Equity	<b>\$440,000 *</b>
Investor Yield	<b>9.50%</b>
Term	<b>2 Years (40 due in 2)</b>

\* based on Purchase Price of \$1,470,000

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

**Comments:** *Appraisal dated May 25, 2017*

Our borrower is buying this property through a standard sale transaction for \$30,000 less than the appraised value. She has stable employment and excellent credit.

The current owner bought the home in 2014 for \$1,375,000.

Similar properties rent for about \$8,000/month (zillow.com)

Per Appraiser: This property offers 1,960 sq. ft. of living space featuring 3 bedrooms, 2 ½ baths and a 4-car garage on a 2,500 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
\$1,030,000	whole note – scheduled monthly income	\$8,344

**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.

