

Orange, CA

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	\$630,000
Appraised Value	\$900,000
Loan-to-Value	70% *
Protective Equity	\$270,000 *
Investor Yield	9.00%
Term	3 Years (40 due in 3)

* based on Purchase Price of \$270,000

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

Comments: *Appraisal dated June 21, 2017*

Our borrowers are buying this property through a standard sale transaction for the appraised value. They have stable employment and excellent credit.

The current owner bought the home in 2002 for \$485,000.

Similar properties rent for about \$3,600/month (zillow.com)

Per Appraiser: This property offers 2,591 sq. ft. of living space featuring 4 bedrooms, 2 ½ baths, pool/spa and a 3-car garage on a 9,000 sq. ft. lot.

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
\$630,000	whole note – scheduled monthly income	\$4,860

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.

