

Huntington Beach, 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	\$500,000
Appraised Value	\$1,050,000
Loan-to-Value	50% *
Protective Equity	\$510,000 *
Investor Yield	9%
Term	2 Years (40 due in 2)

* based on Purchase Price of \$1,010,000

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

Comments: *Appraisal dated July 10, 2017*

Our borrower is buying this property through a standard sale transaction for \$40,000 less than the appraised value. He has stable employment and excellent credit.

Similar properties rent for about \$4,200/month (zillow.com)

Per Appraiser: This property offers 3,070sq. ft. of living space featuring 4 bedrooms, 3 ½ baths, pool/spa and a 3-car garage on a 6,047 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
\$500,000	whole note – scheduled monthly income	\$3,857

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.



Capital Benefit, Inc. 2727 Newport Blvd. #203 Newport Beach, CA 92663
(949) 566-9040 | (949) 566-9262 | capitalbenefit.com
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