Garden Grove, CA (Orange County)

Purchase of Rental Property

1st Trust Deed Investment

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$448,000**
Appraised Value	**$641,000**
Loan-to-Value	**70%** *
Protective Equity	**$192,000** *
Investor Yield	**9.375%**
Term	**3 Years** (40 due in 3)

* based on Purchase Price of $640,000

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

Comments: *Appraisal dated September 13, 2017*

Our borrower is buying this property through a standard sale transaction for the appraised value.
He has stable employment and excellent credit.

The current owner bought the home in 2013 for $448,000.

Similar properties rent for about $3,100/month (zillow.com)

Per Appraisal: This property offers 2,290 sq. ft. of living space featuring 4 bedrooms, 3 baths and a 2-car garage on a 7,180 sq. ft. lot.

Options: *Available as a multi-beneficiary (partial interest portions)*

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$400
$100,000	partial interest – scheduled monthly income	$800
$448,000	whole note – scheduled monthly income	$3,586

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.