

**Garden Grove (Orange County)**

**Refinance Rental Property**

**1<sup>st</sup> Trust Deed Investment**



**CapitalBenefit**  
the greener money™

**Executive Summary**



Property Type	<b>Townhouse</b>
Occupancy	<b>Non-Owner</b>
Purpose	<b>Business</b>
Loan Amount	<b>\$287,000</b>
Appraised Value	<b>\$413,000</b>
Loan-to-Value	<b>69%</b>
Protective Equity	<b>\$126,000</b>
Investor Yield	<b>10.00%</b>
Term	<b>3 Years (40 due in 3)</b>

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

**Comments:** *Appraisal dated February 24, 2018*

Our borrowers inherited this property in 2014.  
They must now pay off the original mortgage and buy out the siblings.

The current tenant pays \$2,400/month.

Per Appraiser: This property offers 1,303 sq. ft. of living space featuring 3 bedrooms, 2 baths and a 2-car garage. The HOA fee is \$299/month.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$425
\$100,000	partial interest – scheduled monthly income	\$849
\$287,000	whole note – scheduled monthly income	\$2,437

**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.



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