

Buena Park (Orange County)
Refinance Rental Property
 1st Trust Deed Investment



CapitalBenefit
 the greener money™

Executive Summary



Property Type	Townhouse
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$420,000
Appraised Value	\$600,000
Combined Loan-to-Value	70%
Protective Equity	\$180,000
Investor Yield	9.75%
Term	5 Years (40 due in 5)

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

Comments: *Appraisal dated July 9, 2019*

Our borrower bought this property directly from the builder in 2018 for \$586,000. She has good credit and will use the loan proceeds for another real estate investment.

The current tenant is paying \$3,000/month.

Per Appraiser: This property offers 1,500 sq. ft. of living space featuring 3 bedrooms, 3 baths and a 2-car garage. The HOA fee is \$222/month and includes pool/spa, bbq area and security.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$415
\$100,000	partial interest – scheduled monthly income	\$829
\$200,000	whole note – scheduled monthly income	\$1,659

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.



CapitalBenefit
 the greener money™

Capital Benefit, Inc. 2727 Newport Blvd. #203 Newport Beach, CA 92663
 ☎ (949) 566-9040 | 📠 (949) 566-9262 | 🌐 capitalbenefit.com
 CA DRE Real Estate Broker License # 01876453 NMLS ID 254002