

Anaheim (Orange County)  
Refinance Rental Property  
1<sup>st</sup> Trust Deed Investment



**CapitalBenefit**  
the greener money™

## Executive Summary



|                   |                       |
|-------------------|-----------------------|
| Property Type     | Single Family         |
| Occupancy         | Non Owner             |
| Purpose           | Business              |
| Loan Amount       | \$350,000             |
| Appraised Value   | \$575,000             |
| Loan-to-Value     | 61%                   |
| Protective Equity | \$225,000             |
| Investor Yield    | 9.25%                 |
| Term              | 3 Years (40 due in 3) |

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

### Comments: Appraisal dated December 6, 2019

Our borrower has owned this home since 1994.  
He has good credit and stable employment.  
The net loan proceeds will be used to improve the subject property.

The current tenant is paying \$3,100/month.

Per Appraiser: This property offers 1,328 sq. ft. of living space featuring 4 bedrooms, 2 baths and a 2-car garage on a 6,161 sq. ft. lot.

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

Examples of investor returns —

|           |                                             |         |
|-----------|---------------------------------------------|---------|
| \$50,000  | partial interest – scheduled monthly income | \$395   |
| \$100,000 | partial interest – scheduled monthly income | \$791   |
| \$350,000 | whole note – scheduled monthly income       | \$2,767 |

**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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