

Rancho Santa Margarita (Orange County)

Purchase of Rental Property

1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Condominium
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$235,000
Appraised Value	\$350,000
Loan-to-Value	70% *
Protective Equity	\$101,000 *
Investor Yield	9.25%
Term	3 Years (40 due in 3)

* based on Purchase Price of \$336,000

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

Comments: *Appraisal dated March 15, 2020*

Our borrowers are buying this property through a standard sale transaction for \$14,000 less than the appraised value. They have stable employments and good credit.

Similar properties rent for about \$2,000/month (zillow.com)

Per Appraisal: This property offers 640 sq. ft. of living space featuring 1 bedroom, 1 bath and a 1-car garage. The HOA fee is \$376/month.

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
\$235,000	whole note – scheduled monthly income	\$1,858

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.

