

**Tustin (Orange County)**  
**Purchase of Rental Property**  
 1<sup>st</sup> Trust Deed Investment



**CapitalBenefit**  
 the greener money™

**Executive Summary**



Property Type	<b>Single Family</b>
Occupancy	<b>Non-Owner</b>
Purpose	<b>Business</b>
Loan Amount	<b>\$440,000</b>
Appraised Value	<b>\$670,000</b>
Loan-to-Value	<b>70% *</b>
Protective Equity	<b>\$190,000 *</b>
Investor Yield	<b>9.50%</b>
Term	<b>2 Years</b> (40 due in 3)

\* based on Purchase Price of \$630,000

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

**Comments:** *Appraisal dated October 8, 2020*

Our borrower is buying this property through a standard sale transaction for \$40,000 less than the appraised value. He has stable employment and good credit.

Similar properties rent for about \$3,000/month (zillow.com)

Per Appraisal: This property offers 1,306 sq. ft. of living space featuring 2 bedrooms, 2 ½ baths and a 2-car garage. The HOA fee is \$260/month.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$405
\$100,000	partial interest – scheduled monthly income	\$810
\$440,000	whole note – scheduled monthly income	\$3,564

**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.

