

Costa Mesa (Orange County)
Purchase of Rental Property
1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$2,000,000
Appraised Value	\$3,350,000
Loan-to-Value	60%
Protective Equity	\$1,350,000
Investor Yield	9.00%
Term	3 Years (40 due in 3)

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

Comments: *Appraisal dated March 17, 2021*

Our borrower is buying this property through a standard sale transaction for the appraised value.
He has stable employment and perfect credit.

Similar properties rent for about \$6,500/month (zillow.com)

Per Appraisal: This property offers 2,876 sq. ft. of living space featuring 5 bedrooms, 3 baths, pool/spa and a 2-car garage on a 18,009 sq. ft. lot.

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

Examples of investor returns —

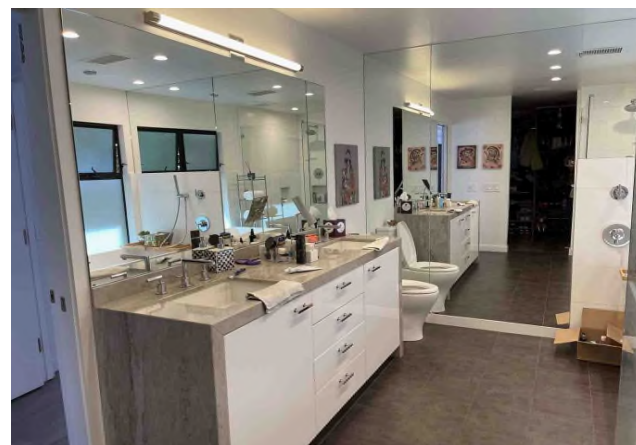
\$100,000	partial interest – scheduled monthly income	\$771
\$500,000	partial interest – scheduled monthly income	\$3,857
\$2,000,000	whole note – scheduled monthly income	\$15,427

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.



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