

Huntington Beach (Orange County)

Purchase Apartment Building

1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Apartment Building
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$3,055,000
Appraised Value	\$4,700,000
Loan-to-Value	65%
Protective Equity	\$1,645,000
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 1, 2022*

Our borrowers are buying this property through a standard sale transaction for the appraised value. They have stable employment and excellent credit.

This property is located just one block off the main beach. The current tenants are paying \$19,000/month.

Per Appraisal: This property offers 9 apartments with 6,984 sq. ft. net rentable area and 10 1-car garages on an 8,812 sq. ft. corner lot.

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

Examples of investor returns —

\$500,000	partial interest – scheduled monthly income	\$3,857
\$1,000,000	partial interest – scheduled monthly income	\$7,714
\$3,055,000	whole note – scheduled monthly income	\$23,565

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.

