

Santa Ana (Orange County)
Purchase of Rental Property
 1st Trust Deed Investment



CapitalBenefit
 the greener money™

Executive Summary



Property Type	Townhouse
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$297,500
Appraised Value	\$425,000
Loan-to-Value	70%
Protective Equity	\$127,500
Investor Yield	8.00%
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 10, 2022*

Our borrower is buying this property through a standard sale transaction for the appraised value. Capital Benefit has funded 7 loans for this borrower over the last 5 years. She always performed. She owns 8 rental properties, has very good credit and is a licensed Real Estate Broker.

Similar properties rent for about \$2,500/month (zillow.com)

Per Appraisal: This property offers 1,218 sq. ft. of living space featuring 3 bedrooms, 1 ½ baths and a 1-car garage. The HOA fee is \$250/month.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$348
\$100,000	partial interest – scheduled monthly income	\$695
\$297,500	whole note – scheduled monthly income	\$2,069

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.

