## Santa Ana (Orange County) Purchase of Rental Property 1<sup>st</sup> Trust Deed Investment



## **Executive Summary**



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  $\frac{1}{2}$  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 ---

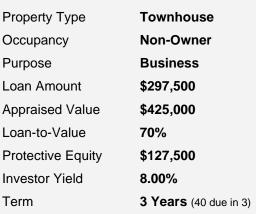
\$50,000	partial interest – scheduled monthly income	\$348
\$100,000	partial interest – scheduled monthly income	\$695
\$297,500	whole note – scheduled monthly income	\$2,069

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.



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





