

Newport Beach (Orange County)

Purchase of Rental Duplex

1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Duplex
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$1,600,000
Appraised Value	\$3,650,000
Loan-to-Value	44%
Protective Equity	\$2,050,000
Investor Yield	8.50%
Term	3 Years (40 due in 3)

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

Comments: Appraisal dated ...

Our borrowers are completing a 1031 Exchange by purchasing this property for the appraised value. They have stable employment and excellent credit.

Similar properties rent for about \$9,000/month (zillow.com)

Per Appraisal: ...

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

Examples of investor returns —

\$100,000	partial interest – scheduled monthly income	\$733
\$500,000	partial interest – scheduled monthly income	\$3,665
\$1,600,000	whole note – scheduled monthly income	\$11,730

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.

