

Newport Beach (Orange County)
Purchase of Investment Property
1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$3,325,000
Appraised Value	\$4,805,000
Loan-to-Value	70% *
Protective Equity	\$1,425,000 *
Investor Yield	8.50%
Term	3 Years (40 due in 3)

* based on Purchase Price of \$4,750,000

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

Comments: *Appraisal dated May 2, 2022*

Our borrower is buying this property through a standard sale transaction for \$55,000 less than the appraised value. He is an established developer who plans to rehab this home.

Per Appraisal: This property offers 3,902 sq. ft. of living space featuring 4 bedrooms, 4 ½ baths and a 2-car garage on a 7,500 sq. ft. lot.

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
\$3,325,000	whole note – scheduled monthly income	\$24,375

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.

