

Dana Point (Orange County)
Purchase of Rental Property
 1st Trust Deed Investment



CapitalBenefit
 the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$647,000
Appraised Value	\$980,000
Loan-to-Value	70% *
Protective Equity	\$278,000 *
Investor Yield	8.25%
Term	3 Years (40 due in 3)

* based on Purchase Price of \$925,000

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

Comments: *Appraisal dated April 27, 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 1,247 sq. ft. of living space featuring 2 bedrooms, 1 bath and a 1-car garage on a 4,400 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$357
\$100,000	partial interest – scheduled monthly income	\$714
\$647,000	whole note – scheduled monthly income	\$4,620

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.

