

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	\$780,000
Appraised Value	\$1,200,000
Loan-to-Value	65%
Protective Equity	\$420,000
Investor Yield	9.00%
Term	3 Years (40 due in 3)

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

Comments: *Appraisal dated October 19, 2022*

Our borrower is buying this property through a standard sale transaction for the appraised value. He has stable employment and perfect credit.

Per Appraisal: This property offers 965 sq. ft. of living space featuring 2 bedrooms, 2 baths and a 1-car garage on a 2,052 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$386
\$100,000	partial interest – scheduled monthly income	\$771
\$780,000	whole note – scheduled monthly income	\$6,017

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.

