Garden Grove, CA **(Orange)**

Refinance Condo 41% LTV

1st Trust Deed Investment

CapitalBenefit
trustd™ investment
Executive Summary

Property Type	**Condo**
Occupancy	**Business Purpose**
Loan Amount	**$60,000**
Appraised Value	**$145,000**
Loan-to-Value	**41%**
Protective Equity	**$85,000**
Investor Yield	**11.00%**
Term	**3 Years** (40 due in 3)

Fund directly into insuring Title Company
Your vesting on note and deed of trust

Comments: *Appraisal dated August 30, 2011*

Our borrower is employed by a Dentist in Santa Ana for over 9 years and is also a partner in a home improvement business. She currently owns the property free and clear and will use loan proceeds to further expand the home improvement business. A link to that business follows: www.bandphomeimprovement.com .

The property is located in North Orange County in the Glenwood Park Condominiums in the town of Garden Grove just off the 22 Freeway.

Per Appraiser: This property offers 892 sq. ft. of living space featuring 2 bedrooms, 2 baths and a 2 car garage.

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

Examples of investor returns —

$30,000	partial interest – scheduled monthly income	$278
$60,000	whole note – scheduled monthly income	$556

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.

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