

Irvine, CA (Orange)

## Refinance of Turtle Ridge Irvine Home

1<sup>st</sup> Trust Deed Investment

# CapitalBenefit trustd™ investment Executive Summary



Property Type	<b>Single Family</b>
Occupancy	<b>Non-Owner</b>
Loan Amount	<b>\$875,000</b>
Appraised Value	<b>\$1,750,000</b>
Loan-to-Value	<b>50%</b>
Protective Equity	<b>\$875,000</b>
Investor Yield	<b>9.50%</b>
Term	<b>2 Years (40 due in 2)</b>

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

### Comments: *Appraisal dated November 8, 2011*

Our borrower purchased this home through a limited partnership as an investment for \$1,662,500 all cash last October. The property is currently leased at \$7,000/month. The limited partnership also purchased a 2<sup>nd</sup> Irvine property for all cash and leased it out at \$4,000/month. Borrower would like to buy a third property and will fund the purchase with use loan proceeds. Our subject property is in the upscale community of Turtle Ridge in Irvine. Turtle Ridge is located between the prestigious neighborhoods of Shady Canyon and Newport Coast.

Per Appraiser: This highly upgraded property offers 3,576 sq. ft. of living space featuring 4 bedrooms, 4 ½ baths and a 2 car garage on a 7,762 sq. ft. lot.



**Options:** *Available as a multi-beneficiary (partial interest portions) or whole note (own entire note).*

Examples of investor returns —

\$250,000	partial interest – scheduled monthly income	\$2,025
\$500,000	partial interest – scheduled monthly income	\$4,050
\$875,000	whole note – scheduled monthly income	\$7,088

**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](http://capitalbenefit.com)

Available to California investors or all qualified investors.

