

Los Banos, CA (Merced)
No-Cash Out Refinance of Rental Property
1st Trust Deed Investment



Property Type	Single Family
Occupancy	Non-Owner
Loan Amount	\$151,000
Appraised Value	\$235,000
Loan-to-Value	64%
Protective Equity	\$84,000
Investor Yield	10.50%
Term	3 Years (40 due in 3)

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

Comments: *Appraisal dated May 27, 2013*

Our borrowers are refinancing their investment property to make the balloon payment on the existing loan. They bought the home in April 2011 for \$200,000.

The home is currently rented for \$1,300/month.

Per Appraiser: This property offers 2,572 sq. ft. of living space featuring 4 bedrooms, 3 baths, pool and a 2-car garage on a 7,000 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$444
\$100,000	partial interest – scheduled monthly income	\$888
\$151,000	whole note – scheduled monthly income	\$1,342

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.

