Irvine, CA (Orange)

Purchase of Primary Residence

1st Trust Deed Investment

CapitalBenefit
the greener money™

Executive Summary

Property Type	**Condo**
Occupancy	**Owner**
Loan Amount	**$374,000**
Appraised Value	**$545,000**
Loan-to-Value	**70%** *
Protective Equity	**$160,500** *
Investor Yield	**10.50%**
Term	**7 Years** (40 due in 7)

* based on a purchase price of $534,500

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

Comments: *Appraisal dated July 3, 2013*

Our borrowers are buying this home through a standard sale transaction for $10,000 less than the appraised value. Borrowers have been renting this property for the last year and have documented their income.

The home is located in the desirable Woodbridge neighborhood.
Click on this link for the Listing Agent's virtual tour

Per Appraiser: This single level detached condo offers 971 sq. ft. of living space featuring 2 bedrooms, 2 baths and a 2-car garage on a 3,049 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
$374,000	whole note – scheduled monthly income	$3,323

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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