Santa Ana, CA (Orange)

Refinance Rental Townhouse

1st Trust Deed Investment

Executive Summary

Property Type	**Townhouse**
Occupancy	**Non-Owner**
Loan Amount	**$105,000**
Appraised Value	**$175,000**
Loan-to-Value	**60%**
Protective Equity	**$70,000**
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 July 11, 2013*

Our borrower owns this rental unit free and clear. She has a portfolio of 6 investment properties and will use the loan proceeds to buy another rental. Borrower is a licensed Real Estate Broker and local business owner.

Similar units rent for about $1,350/month (zillow.com)

Per Appraiser: This thoroughly remodeled property offers 835 sq. ft. of living space featuring 2 bedrooms, 1 baths a 1-car garage.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$444
$105,000	whole note – scheduled monthly income	$933

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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