

Santa Ana, CA (Orange)

Refinance Rental Condominium

1st Trust Deed Investment



Capital Benefit
the greener money™

Executive Summary



Property Type	Condominium
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 780 sq. ft. of living space featuring 2 bedrooms, 1 baths, 1 assigned car port and 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**](http://capitalbenefit.com)

Available to California investors or all qualified investors.



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