

Buena Park, CA (Orange)
Refinance Rental Property
2nd Trust Deed Investment



Capital Benefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Loan Amount	\$50,000
Appraised Value	\$370,000
Combined Loan-to-Value	52% *
Protective Equity	\$179,000 *
Investor Yield	12.00%
Term	3 Years (40 due in 3)

* 1st mortgage is \$141,000 at 6.75%

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

Comments: *Appraisal dated July 17, 2013*

Our borrower is refinancing this rental property to consolidate her consumer debt. This loan application was referred to us by the attorney who is negotiating the settlements with the creditors. Most of the debt is due to expenses related to the inheritance of this property.

The current tenant pays \$1,650/month (zillow).

Per Appraiser: This property offers 987 sq. ft. of living space featuring 3 bedrooms, 1 bath and a 2-car garage on a 6,098 sq. ft. lot.

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

Examples of investor returns —

\$25,000	partial interest – scheduled monthly income	\$252
\$50,000	whole note – scheduled monthly income	\$504

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.



Capital Benefit
the greener money™

Capital Benefit, Inc. 2727 Newport Blvd. #203 Newport Beach, CA 92663
(949) 566-9040 (949) 566-9262 info@capitalbenefit.com
CA Bureau of Real Estate – Real Estate Broker License # 01876453 | NMLS ID 254002