Santa Ana, CA (Orange)

Refinance Rental Townhouse

1st Trust Deed Investment

Executive Summary

Property Type	**Townhouse**
Occupancy	**Non-Owner**
Loan Amount	**$108,000**
Appraised Value	**$180,000**
Loan-to-Value	**60%**
Protective Equity	**$72,000**
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 October 8, 2013*

Our borrower bought this property two weeks ago in an all-cash transaction. She now wants to refinance the unit to purchase another rental to add to her current portfolio of 7 investment properties.
Borrower is a licensed Real Estate Broker, a local business owner and has a proven track record with Capital Benefit.

She owns another unit in the same complex which rents for $1,350/month.

Per Appraiser: This property offers 835 sq. ft. of living space featuring 2 bedrooms, 1 baths and a 1-car garage. Common areas include pool/spa.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$444
$108,000	whole note – scheduled monthly income	$960

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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