

Newport Beach-Lido Isle, CA (Orange)

Refinance Investment Property

1st Trust Deed Investment



Capital Benefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Loan Amount	\$770,000
Appraised Value	\$1,500,000
Loan-to-Value	51%
Protective Equity	\$730,000
Investor Yield	9.75%
Term	4 Years (40 due in 4)

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

Comments: *Appraisal dated April 4, 2013*

Our borrower is refinancing her investment property to settle tax liens. Her residence is listed for sale, and she anticipates paying off our loan within 12 – 18 months from the net proceeds.

The subject property is located on very desirable and exclusive Lido Isle in Newport Harbor.

Per Appraiser: This property offers 1,788 sq. ft. of living space featuring 3 bedrooms, 3 baths and a 2-car garage on a 2,614 sq. ft. lot.

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

Examples of investor returns —

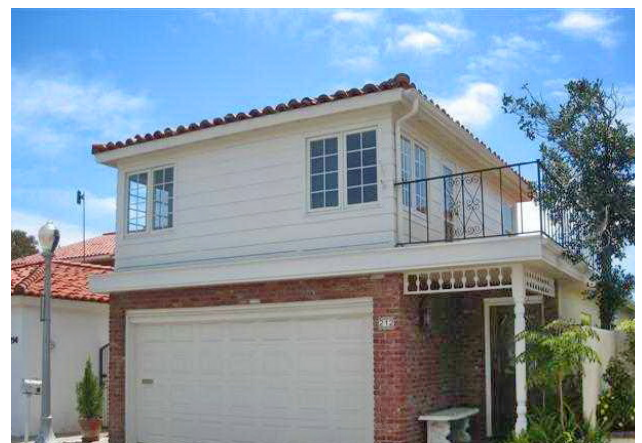
\$100,000	partial interest — scheduled monthly income	\$830
\$250,000	partial interest — scheduled monthly income	\$2,074
\$770,000	whole note — scheduled monthly income	\$6,388

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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