**Mission Viejo, CA (Orange)**

**Refinance Primary Residence**

1st Trust Deed Investment

CapitalBenefit
the greener money™

# Executive Summary


| | |
|---|---|
| Property Type | **Single Family** |
| Occupancy | **Owner** |
| Loan Amount | **$250,000** |
| Appraised Value | **$599,000** |
| Loan-to-Value | **42%** |
| Protective Equity | **$349,000** |
| Investor Yield | **9.50%** |
| Term | **7 Years** (40 due in 7) |

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

**Comments:** *Appraisal dated January 20, 2013*

Our borrower has owned this home for over 16 years.
He will use the net loan proceeds to remodel and update his property.

Per Appraiser: This property offers 2,918 sq. ft. of living space featuring 4 bedrooms, 3 baths, a pool and a 2-car garage on a 7,888 sq. ft. lot.

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

Examples of investor returns —

| | | |
|---|---|---|
| $50,000 | partial interest – scheduled monthly income | $405 |
| $100,000 | partial interest – scheduled monthly income | $810 |
| $250,000 | whole note – scheduled monthly income | $2,025 |

**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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