Irvine, CA (Orange)

Refinance for Business Purpose

2nd Trust Deed Investment

Executive Summary

Property Type	**Single Family**
Occupancy	**Owner**
Loan Amount	**$400,000**
Appraised Value	**$1,600,000**
Combined Loan-to-Value	**56%** *
Protective Equity	**$700,000** *
Investor Yield	**12.00%**
Term	**2 Years** (40 due in 2)

* 1st mortgage $500,000 at 3.8%

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

Comments: *Appraisal dated 6/17/2013*

Our borrowers have owned this home for 29 years. They will use the loan proceeds to fund the purchase of materials for their business.

Borrowers will prepay the first 12 months of mortgage payments.

The home is located in the desirable Turtle Rock neighborhood, about 1 mile east of University of California Irvine.

Per Appraiser: This recently remodeled and upgraded property offers 3,195 sq. ft. of living space featuring 5 bedrooms, 4 baths and a 2-car garage on a 7,800 sq. ft. lot.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$504
$100,000	partial interest – scheduled monthly income	$1,008
$400,000	whole note – scheduled monthly income	$4,034

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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