

Irvine, CA (Orange)

Refinance of Rental Property

1st Trust Deed Investment



Capital Benefit
the greener money™

Executive Summary



Property Type	Townhouse
Occupancy	Non-Owner
Loan Amount	\$370,000
Appraised Value	\$535,000
Loan-to-Value	69%
Protective Equity	\$165,000
Investor Yield	11.00%
Term	3 Years (40 due in 3)

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

Comments: Appraisal dated December 17, 2012

Our borrower is refinancing his rental property to make the balloon payment on the current loan. He will receive not cash out from this transaction. Borrower has stable employment and very good credit.

The home is located in University Park adjacent to the campus of University of California Irvine. It is currently rented for \$2,800/month.

Per Appraiser: The property offers 1,585 sq. ft. of living space featuring 3 bedrooms, 2 baths and a 2-car garage on a 4,224 sq. ft. lot.

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

Examples of investor returns —

\$100,000	partial interest — scheduled monthly income	\$928
\$200,000	partial interest — scheduled monthly income	\$1,856
\$370,000	whole note — scheduled monthly income	\$3,434

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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