Huntington Beach, CA (Orange)

Refinance Rental Property

1st Trust Deed Investment

CapitalBenefit
the greener money™

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$442,000**
Appraised Value	**$680,000**
Loan-to-Value	**65%**
Protective Equity	**$238,000**
Investor Yield	**10.50%**
Term	**2 Years** (40 due in 2)

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

Comments: *Appraisal dated August 15, 2014*

Our borrower has owned this property since 1972, and it reserved as her residence for 40 years. She is now widowed and moved to Arizona. The property is free and clear, and she will use the loan proceeds to remodel the home to maximize rental income. The balance will finance the purchase of a rental property in Arizona.

The home is located in a well-established, quiet residential neighborhood.

Similar homes rent for about $3,000/month (Multiple Listing Service).

Per Appraiser: This property offers 1,882 sq. ft. of living space featuring 4 bedrooms, 3 baths and a 2-car garage on a 6,120 sq. ft. lot.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$444
$100,000	partial interest – scheduled monthly income	$889
$442,000	whole note – scheduled monthly income	$3,927

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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