North Tustin, CA (City of Santa Ana)

Refinance Rental Property

1st Trust Deed Investment

CapitalBenefit the greener money™

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$560,000**
Appraised Value	**$800,000**
Loan-to-Value	**70%**
Protective Equity	**$240,000**
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 December 9, 2014*

Our borrower bought this property four years ago for $625,000. The loan proceeds will be used to remodel the property to maximize its income potential.

North Tustin is an unincorporated area, bordered by Tustin, Irvine, Orange and Villa Park. This neighborhood is known for custom view homes.

The property is currently rented at $3,300/month.

Per Appraiser: This property offers 2,065 sq. ft. of living space featuring 4 bedrooms, 3 baths, pool/spa and a 2-car garage on a 9,583 sq. ft. lot.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$454
$100,000	partial interest – scheduled monthly income	$908
$560,000	whole note – scheduled monthly income	$5,087

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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