Garden Grove, CA (Orange)

Refinance of Rental Property

1st Trust Deed Investment

Executive Summary

Property Type	**Condominium**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$120,000**
Appraised Value	**$220,000**
Loan-to-Value	**55%**
Protective Equity	**$100,000**
Investor Yield	**10.00%**
Term	**3 Years** (40 due in 3)

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

Comments: *Appraisal dated April 15, 2014*

Our borrower is refinancing her rental unit to make the balloon payment on her current loan.
Borrower is a licensed Real Estate Broker, a local business owner and has a proven track record with Capital Benefit.

The gated community is located 2 miles southwest of Disneyland.
Unit is currently rented at $1,250/month (zillow.com)

Per Appraiser: This property offers 592 sq. ft. of living space featuring 1 bedroom, 1 bath and a covered parking spot. Common areas include pool. The HOA dues are $300/month.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$425
$120,000	whole note – scheduled monthly income	$1,019

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.