Irvine, CA (Orange)

Refinance Residence for Business Purpose

2nd Trust Deed Investment

Executive Summary

Property Type	**Single Family**
Occupancy	**Owner**
Purpose	**Business**
Loan Amount	**$1,185,000**
Appraised Value	**$3,000,000**
Combined Loan-to-Value	**59%** *
Protective Equity	**$1,245,000** *
Investor Yield	**11.50%**
Term	**3 Years** (40 due in 3)

* 1st mortgage $570,000 at 6.125% 30-year fixed

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

Comments: *Appraisal dated April 2, 2015*

Our borrower bought this property in 2004 directly from the builder He will use the loan proceeds to pay off his current business loans and fund his operations.

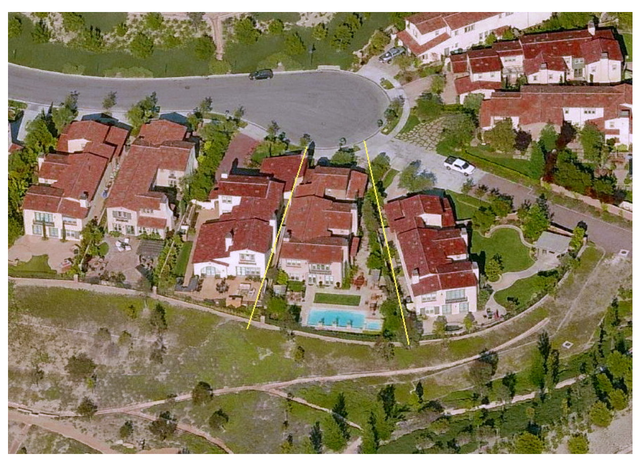
The property is located in the guard gated community of Turtle Ridge, adjacent to Newport Coast, about 1 mile from the UCI campus.

Per Appraiser: This property offers 4,245 sq. ft. of living space featuring 4 bedrooms, 3 ½ baths, pool/spa and a 2-car garage on a 9,980 sq. ft. lot.

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

Examples of investor returns —

$100,000	partial interest – scheduled monthly income	$968
$500,000	partial interest – scheduled monthly income	$4,841
$1,185,000	whole note – scheduled monthly income	$11,474



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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Capital Benefit, Inc. 2727 Newport Blvd. #203 Newport Beach, CA 92663
☎ (949) 566-9040 🖷 (949) 566-9262 info@capitalbenefit.com
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