

Buena Park, 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	\$420,000
Appraised Value	\$615,000
Loan-to-Value	68%
Protective Equity	\$195,000
Investor Yield	10.75%
Term	3 Years (40 due in 3)

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

Comments: *Appraisal dated July 31, 2015*

Our borrower bought this property in January through a probate sale. He just completed an extensive remodel. Borrower has excellent credit and is a licensed Real Estate Broker.

Similar properties rent for about \$3,000/month (zillow.com)

Per Appraiser: This property offers 1,852 sq. ft. of living space featuring 4 bedrooms, 3 baths and a 2-car garage on a 7,405 sq. ft. lot. There is a 220 sq. ft. guest quarter.

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

Examples of investor returns —

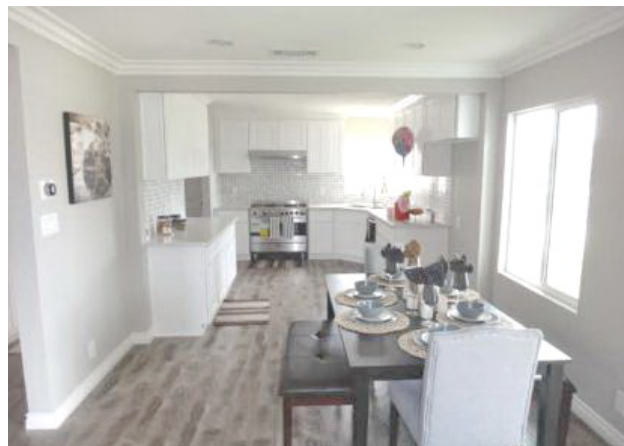
\$50,000	partial interest – scheduled monthly income	\$454
\$100,000	partial interest – scheduled monthly income	\$908
\$420,000	whole note – scheduled monthly income	\$3,815

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.



CapitalBenefit
the greener money™

Capital Benefit, Inc. 2727 Newport Blvd. #203 Newport Beach, CA 92663
(949) 566-9040 (949) 566-9262 info@capitalbenefit.com
CA Bureau of Real Estate – Real Estate Broker License # 01876453 | NMLS ID 254002