Yorba Linda, CA (Orange)

Refinance Rental Property

1st Trust Deed Investment

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$1,200,000**
Appraised Value	**$1,800,000**
Loan-to-Value	**67%**
Protective Equity	**$600,000**
Investor Yield	**10.00%**
Term	**2 Years** (40 due in 2)

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

Comments: *Appraisal dated September 7, 2015*

Our borrower bought this property in 2010 for $1,425,000.
It has been rented to the same tenant since 2012 for $8,500/month.
Our loan will pay off the current 1st mortgage and provide funds to expand the borrower's business.

Per Appraiser: This property offers 4,720 sq. ft. of living space featuring 4 bedrooms, 5 baths and a 3-car garage on a gated 19,200 sq. ft. lot.

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

Examples of investor returns —

$100,000	partial interest – scheduled monthly income	$849
$500,000	partial interest – scheduled monthly income	$4,246
$1,200,000	whole note – scheduled monthly income	$10,190

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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