Huntington Beach, CA (Orange)

Refinance Rental Property

2nd Trust Deed Investment

CapitalBenefit
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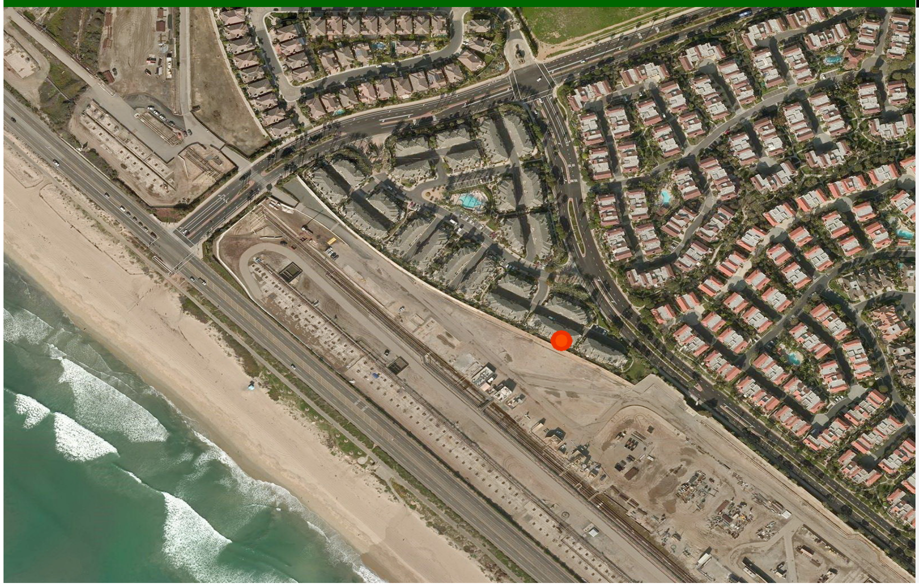
Executive Summary



Property Type	**Townhouse**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$110,000**
Appraised Value	**$780,000**
Combined Loan-to-Value	**46%** *
Protective Equity	**$422,000** *
Investor Yield	**10.75%**
Term	**3 Years** (40 due in 3)

* 1st mortgage $248,000 at 4.50%

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

Comments: *Appraisal dated August 3, 2015*

Our borrower has owned this property since 2003.
He has very good credit and stable employment.
The loan proceeds will be used to fund a new business venture.

The current tenant is paying $3,300/month.

Per Appraiser: This property offers 1,980 sq. ft. of living space featuring 2 bedrooms, 2 ½ baths and a 2-car garage. The HOA fee is $380/month which covers security, pool and common areas.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$454
$110,000	whole note – scheduled monthly income	$999

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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