Irvine, CA (Orange)

Purchase of Rental Property

1st Trust Deed Investment

Capital Benefit
the greener money™

Executive Summary

Property Type	**Townhouse**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$500,000**
Appraised Value	**$713,000**
Loan-to-Value	**70%**
Protective Equity	**$213,000**
Investor Yield	**9.00%**
Term	**3 Years** (40 due in 3)

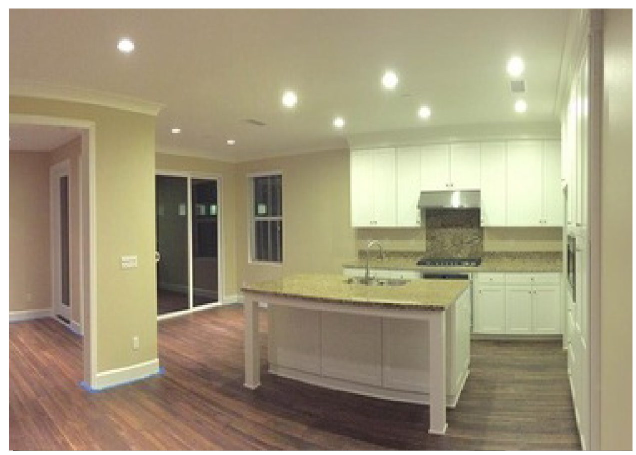
Fund directly into insuring Title Company
Your vesting on Note and Deed of Trust

Comments: *Appraisal dated November 9, 2015*

Our borrower is buying this property directly from the builder for the appraised value.
He has stable employment and excellent credit.

Similar properties rent for about $3,300/month (zillow.com)

Per Appraiser: This end unit offers 1,820 sq. ft. of living space featuring 3 bedrooms, 3 ½ baths and a 2-car garage.
The HOA fee is $346/month for common areas, pool and spa.



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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$386
$100,000	partial interest – scheduled monthly income	$771
$500,000	whole note – scheduled monthly income	$3,857

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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