Huntington Beach, CA (Orange)

Refinance Rental Condominium

1st Trust Deed Investment

CapitalBenefit
the greener money™

Executive Summary

Property Type	**Condominium**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$231,000**
Appraised Value	**$330,000**
Loan-to-Value	**70%**
Protective Equity	**$99,000**
Investor Yield	**10.00%**
Term	**3 Years** (40 due in 3)

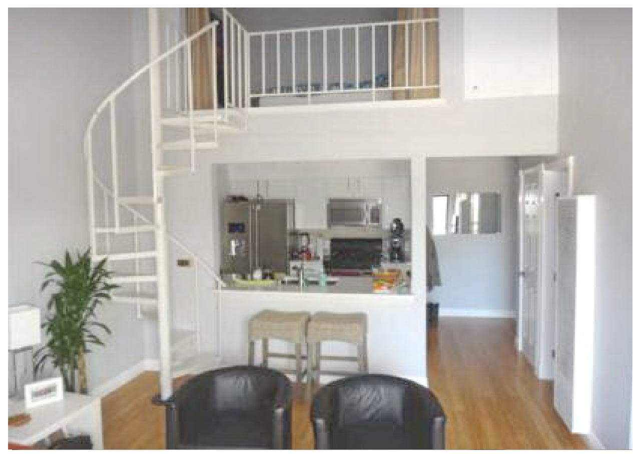
Fund directly into insuring Title Company
Your vesting on Note and Deed of Trust

Comments: *Appraisal dated February 15, 2016*

Our borrower bought this property in a distressed sale for $288,500. He updated the unit and secured a renter at $2,500/month. Borrower has very good credit and stable employment.

The complex is located one mile from the main beach.

Per Appraiser: This property offers 552 sq. ft. of living space featuring 1 bedroom, 1 bath and a covered parking spot. The HOA fee is $400/month which covers common areas including pool/spa and tennis.



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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$425
$100,000	partial interest – scheduled monthly income	$849
$231,000	whole note – scheduled monthly income	$1,962

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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