Orange, CA

Refinance Rental Property

2nd Trust Deed Investment

CapitalBenefit
the greener money™

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$155,000**
Appraised Value	**$700,000**
Combined Loan-to-Value	**68%** *
Protective Equity	**$222,000** *
Investor Yield	**11.50%**
Term	**2 Years** (40 due in 2)

* 1st mortgage $323,000 at 3.90%

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

Comments: *Appraisal dated April 18, 2016*

Our borrower recently inherited this property. She is a Realtor and has a proven track record with Capital Benefit. The loan proceeds will be used to purchase another rental property.

The property is currently rented at $2,950/month.

Per Appraiser: This property offers 1,595 sq. ft. of living space featuring 4 bedrooms, 2 baths, pool and a 2-car garage on a 6,073 sq. ft. lot.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$484
$100,000	partial interest – scheduled monthly income	$968
$155,000	whole note – scheduled monthly income	$1,501

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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