

Lake Forest, CA (Orange)  
 Refinance Rental Property  
 1<sup>st</sup> Trust Deed Investment



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Executive Summary



Property Type	<b>Single Family</b>
Occupancy	<b>Non-Owner</b>
Purpose	<b>Business</b>
Loan Amount	<b>\$220,000</b>
Appraised Value	<b>\$925,000</b>
Loan-to-Value	<b>24%</b>
Protective Equity	<b>\$705,000</b>
Investor Yield	<b>8.50%</b>
Term	<b>3 Years (40 due in 3)</b>

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

**Comments:** Appraisal dated August 18, 2016

Our borrower bought this property 6 years ago directly from the builder. He owns the home free and clear. The loan proceeds will be used to fund his business.

Per Appraiser: This property offers 3,016 sq. ft. of living space featuring 4 bedrooms, 4 baths and a 2-car garage on a 5,278 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$367
\$100,000	partial interest – scheduled monthly income	\$733
\$220,000	whole note – scheduled monthly income	\$1,613

**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](http://capitalbenefit.com)

Available to California investors or all qualified investors.



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