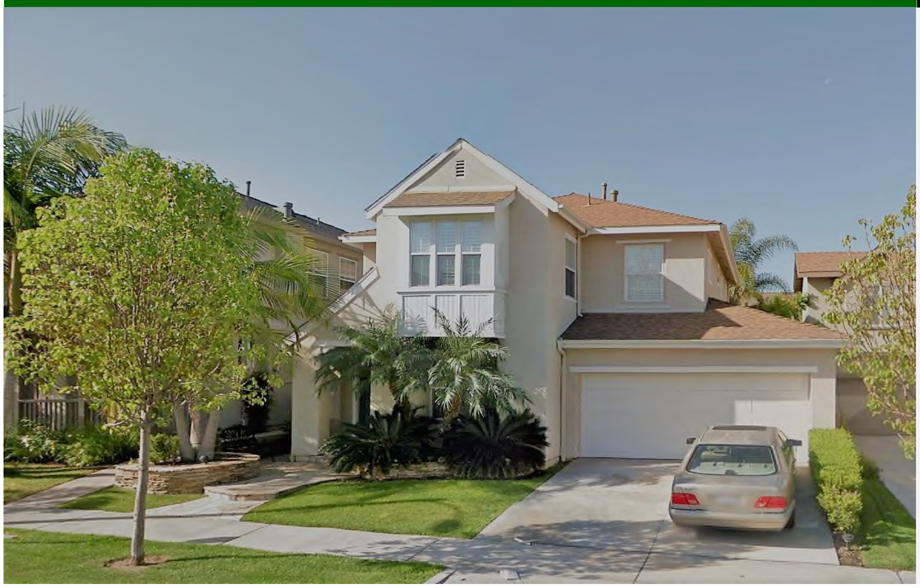
Irivne, CA **(Orange County)**

Refinance Rental Property

2nd Trust Deed Investment

Executive Summary



Property Type	**Townhouse**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$110,000**
Appraised Value	**$975,000**
Combined Loan-to-Value	**65%** *
Protective Equity	**$343,000** *
Investor Yield	**11.00%**
Term	**3 Years** (40 due in 3)

* 1st mortgage $522,000 at 4.375%

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

Comments: *Appraisal dated October 2, 2017*

Our borrower bought this property in 2002.
She has good credit and is an established local realtor.
The loan proceeds will be used to upgrade the property.

The current tenant is paying $5,000/month.

Per Appraiser: This property offers 1,876 sq. ft. of living space featuring 3 bedrooms, 2 ½ baths and a 2-car garage. The HOA fee is $131/month and includes pool, tennis and clubhouse.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$464
$110,000	whole note – scheduled monthly income	$1,021

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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