

Irvine (Orange County)

Refinance Rental Property

1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$710,000
Appraised Value	\$1,100,000
Loan-to-Value	65%
Protective Equity	\$390,000
Investor Yield	9.25%
Term	3 Years (40 due in 3)

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

Comments: Appraisal dated December 15, 2018

Our borrower has owned this property since 1991.
The net loan proceeds will be used to buy an income property.

The current tenant pays \$3,500/month.

Per Appraiser: This property offers 2,201 sq. ft. of living space featuring 3 bedrooms, 2 ½ baths and a 2-car garage on a 4,050 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$395
\$100,000	partial interest – scheduled monthly income	\$791
\$710,000	whole note – scheduled monthly income	\$5,614

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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