

Leimert Park (City of Los Angeles)

Refinance of Triplex

1st Trust Deed Investment

CapitalBenefit trustd™ investment Executive Summary



Property Type	Triplex
Occupancy	Non-Owner
Loan Amount	\$120,000
Appraised Value	\$325,000
Loan-to-Value	37%
Protective Equity	\$205,000
Investor Yield	11.00%
Term	3 Years (40 due in 3)

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

Comments: Appraisal dated October 17, 2011

This property is located near the intersection of Exposition and Crenshaw Boulevards. Borrower has had a loan with us for 15 months and made all payments on time. The loan proceeds will be used to replace windows and repaint.

The units are rent controlled and produce total income of \$2,087/month. Each unit features 2 bedrooms and 1 bath.

Per Appraiser: This property offers a total of 2,300 sq. ft. of living space and 4 parking spots on a 4,479 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest — scheduled monthly income	\$464
\$100,000	partial interest — scheduled monthly income	\$928
\$120,000	whole note — scheduled monthly income	\$1,114

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.



CapitalBenefit
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