Laguna Beach, CA (Orange)

Refinance of Remodeled Vacation Rental

1st Trust Deed Investment

CapitalBenefit trustd™ investment
Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Loan Amount	**$735,000**
Appraised Value	**$1,225,000**
Loan-to-Value	**60%**
Protective Equity	**$490,000**
Investor Yield	**11.00%**
Term	**2 Years** (40 due in 2)

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

Comments: *Appraisal dated December 6, 2011*

Our borrower is a recording artist who is now putting the finishing touches on a substantial remodel. He bought it in May 2010 for $900,000. He is planning to market the property as a Vacation Rental through services such as homeaway.com and estimates to earn as much as $6,000/week.

Borrower will prepay 8 months of interest at close of escrow.

The home is located off Laguna Canyon Road, about 2 miles outside of Laguna Beach Village and 2 ½ miles from Laguna's Main Beach Park.

Per Appraiser: This highly upgraded architectural property offers 2,875 sq. ft. of living space featuring 3 bedrooms, 3 baths, a pool and a 2 car garage on a 28,140 sq. ft. lot.

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

Examples of investor returns —

$100,000	partial interest – scheduled monthly income	$928
$250,000	partial interest – scheduled monthly income	$2,321
$735,000	whole note – scheduled monthly income	$6,823

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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