

Pismo Beach, CA (San Luis Obispo)

Refinance of Rental Property

1st Trust Deed Investment

CapitalBenefit trustd™ investment Executive Summary



| | |
|-------------------|------------------------------|
| Property Type | Condo |
| Occupancy | Non-Owner |
| Loan Amount | \$207,000 |
| Appraised Value | \$415,000 |
| Loan-to-Value | 50% |
| Protective Equity | \$208,000 |
| Investor Yield | 10.00% |
| Term | 3 Years (40 due in 3) |

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

Comments: *Appraisal dated December 13, 2011*

Our borrower owns 11 apartment units and 6 rental homes. She owns the subject property free and clear; she is using the cash proceeds from to purchase another duplex rental property one block away. Our borrower is a 40 year property management professional whose three credit scores are 777, 814 and 814.

The subject property is rented for \$1,400 per month and is located in downtown Pismo Beach 1 block from the beach.

Per Appraiser: The subject property offers 839 sq. ft. of living space featuring 2 bedrooms, 1 ½ baths, covered patio, covered parking, and fireplace.



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

Examples of investor returns —

| | | |
|-----------|---|---------|
| \$50,000 | partial interest – scheduled monthly income | \$425 |
| \$100,000 | partial interest – scheduled monthly income | \$850 |
| \$207,000 | whole note – scheduled monthly income | \$1,758 |

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.



Capital Benefit, Inc. 2727 Newport Blvd. #203 Newport Beach, CA 92663
(949) 566-9040 (949) 566-9262 info@capitalbenefit.com
CA Department of Real Estate – Real Estate Broker License # 01876453 | NMLS ID 254002