

La Jolla, CA (San Diego)

Refinance of Custom Rental Estate

2nd Trust Deed Investment

CapitalBenefit trustd™ investment Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Loan Amount	\$450,000
Appraised Value	\$3,485,000
Combined Loan-to-Value	58%
Protective Equity	\$1,475,000
Investor Yield	12.00%
Term	2 Years (40 due in 2)

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

Comments: Appraisal dated 1/16/2012

Our borrower has owned this property for 20 years.
It underwent a major remodel in 2006.
He has been collecting \$13,000/month in rent for the last 3 years.

Borrower is a real estate investor and a licensed Real Estate Broker.
He has a substantial rental real estate portfolio and recently used his credit cards to complete another remodel. The proceeds from this transaction will be used to pay off this debt and provide additional funds for investment.

He has a \$1,560,000 first mortgage against the property at a 4% rate.

Per Appraiser: This highly upgraded property is located at the top of Mt. Soledad at the end of a 280 foot, gated, private driveway and offers 4,640 sq. ft. of living space featuring 5 bedrooms, 4 baths, pool, spa and a 2 car garage on a 20,499 sq. ft. lot.



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

Examples of investor returns —

\$100,000	partial interest – scheduled monthly income	\$1,008
\$250,000	partial interest – scheduled monthly income	\$2,521
\$450,000	whole note – scheduled monthly income	\$4,538

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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