

Los Angeles (Gramercy Park), CA
Refinance of Primary Residence
1st Trust Deed Investment

CapitalBenefit
trustd™ investment
Executive Summary



Property Type	Single Family
Occupancy	Owner
Loan Amount	\$132,000
Appraised Value	\$220,000
Loan-to-Value	60%
Protective Equity	\$88,000
Investor Yield	11.25%
Term	7 Years (40 due in 7)

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

Comments: Appraisal dated December 29, 2011

Our borrower and her brother inherited this property two years ago. She is now refinancing the home to make some repairs, buy out her brother's interest and pay off her parent's remaining mortgage balance.

She has proven income and has been employed by the County of Los Angeles for over 16 years.

Per Appraiser: This upgraded property offers 1,293 sq. ft. of living space featuring 3 bedrooms, 1 bath and a 2 car garage on a 6,750 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$474
\$100,000	partial interest – scheduled monthly income	\$948
\$132,000	whole note – scheduled monthly income	\$1,252

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.

