

Laguna Beach, CA (Orange)

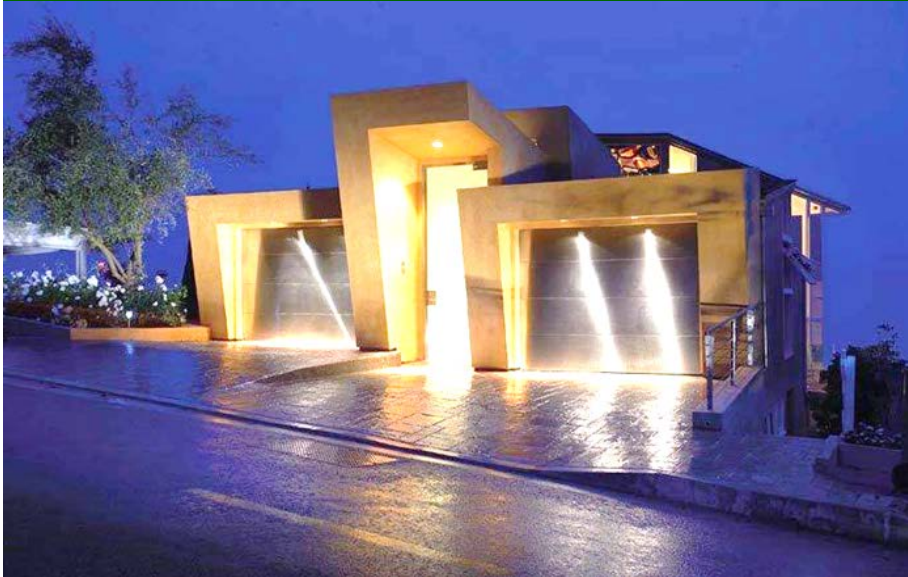
Refinance of Architectural Ocean View Home

1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Loan Amount	\$1,350,000
Appraised Value	\$2,400,000
Loan-to-Value	56%
Protective Equity	\$1,050,000
Investor Yield	9.75%
Term	2 Years (40 due in 2)

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

Comments: Appraisal dated April 21, 2012

Our borrower bought this home in 2006 and performed a complete remodel including hardwood flooring, gourmet kitchen, 4 custom bathrooms, custom wood and steel staircase, designer paint, French doors, tiled patios and decks, spa and exterior fireplace.

The loan proceeds will be used to pay off the existing loans.
The property is currently rented at \$7,400/month.

The borrower's exit strategy is to sell the home but he anticipates that it may take up a year or more to successfully close such a transaction. He has created a website ☞ lagunadreamhome.com to highlight the property's attributes.

Per Appraiser: This custom view property offers 3,144 sq. ft. of living space featuring 3 bedrooms, 3 ½ baths and a 2 car garage on a 4,200 sq. ft. lot.

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

Examples of investor returns —

\$250,000	partial interest – scheduled monthly income	\$2,074
\$500,000	partial interest – scheduled monthly income	\$4,148
\$1,350,000	whole note – scheduled monthly income	\$11,199

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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