

Pacific Palisades, CA (Los Angeles)
Refinance of Ocean View Property
1st Trust Deed Investment



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Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Loan Amount	\$400,000
Appraised Value	\$3,200,000
Loan-to-Value	12%
Protective Equity	\$2,800,000
Investor Yield	9.00%
Term	5 Years (40 due in 5)

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

Comments: *Appraisal dated June 23, 2012*

Our borrower purchased the subject property as an investment and has completely remodeled the property over the last two years. He owns the property free and clear. He will use the loan proceeds to pay off the consumer debt he used to finance the remodel. The appraiser states: "the improvements reflect new construction with new high end and high quality materials. Improvements include custom cathedral ceiling, custom composite/stone counter tops, custom built in cabinets, built in high end stainless appliances, recess and track lighting, new hardwood and stone floors, dual central A/C and furnace, custom landscape and hardscape".

The borrower holds title to the property in the family trust. Exit strategy is to sell the property. The borrower moved forward to sell the property but has now decided to request a 5-year loan while he waits for the real estate market to improve.

Per Appraiser: This ocean view property offers 3,681 sq. ft. of living space featuring 4 bedrooms, 3 ½ baths and a 2-car garage on a 14,081 sq. ft. lot.

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

Examples of investor returns —

\$100,000	partial interest — scheduled monthly income	\$771
\$400,000	whole note — scheduled monthly income	\$3,085

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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