

Altadena, CA (Los Angeles)

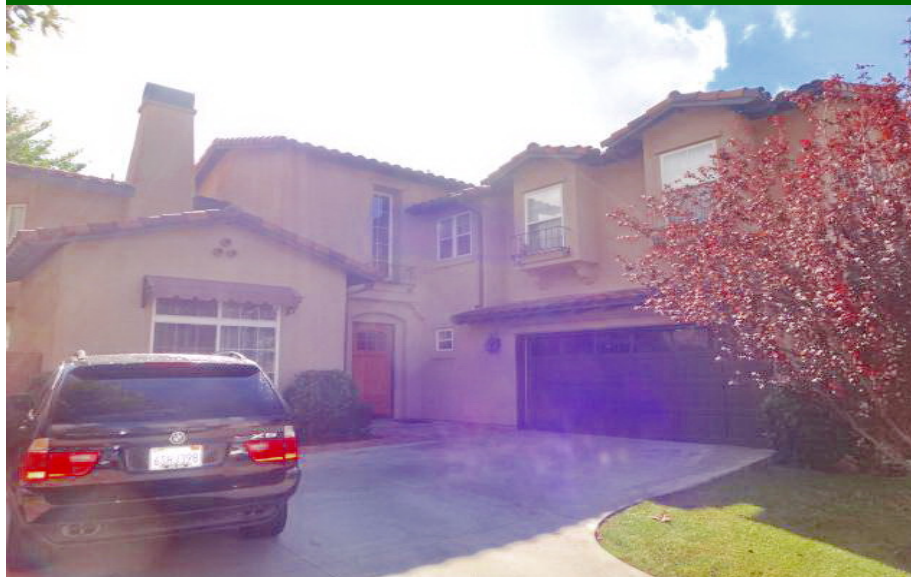
Refinance Football Star's Second Home

1st Trust Deed Investment



Capital Benefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Loan Amount	\$655,000
Appraised Value	\$935,000
Loan-to-Value	70%
Protective Equity	\$280,000
Investor Yield	11.75%
Term	2 Years (40 due in 2)

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

Comments: Appraisal dated October 24, 2012

Our borrower is currently a coach with the Detroit Lions and previously coached and played for the Titans. This property has served as his family's second home for 14 years when he bought it from the builder.

The loan proceeds will be used to make a balloon payment on the current first mortgage.

Altadena is located in the foothills of Los Angeles, bordering Pasadena to the South and Angeles National Forest to the North.

Per Appraiser: This property is part of a gated community and offers 2,856 sq. ft. of living space featuring 4 bedrooms, 4 ½ baths and a 2-car garage on a 6,827 sq. ft. view lot.



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

Examples of investor returns —

\$100,000	partial interest – scheduled monthly income	\$988
\$250,000	partial interest – scheduled monthly income	\$2,471
\$655,000	whole note – scheduled monthly income	\$6,474

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
the greener money™

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