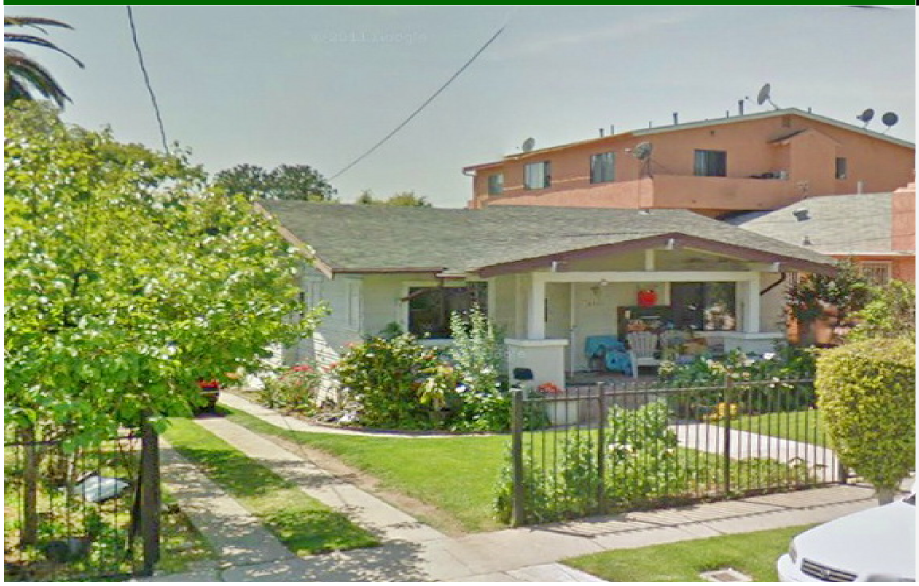
Los Angeles-Los Feliz, CA

Refinance Investment Property

1st Trust Deed Investment

CapitalBenefit
the greener money™

Executive Summary



Property Type	**Single Family**
Occupancy	**Non-Owner**
Loan Amount	**$300,000**
Appraised Value	**$670,000**
Loan-to-Value	**45%**
Protective Equity	**$370,000**
Investor Yield	**11.50%**
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 29, 2012*

Our borrower is a Non-Profit Religious Corporation which owns this property free and clear. The proceeds from this loan will be used to remodel the subject property and fund missionary work.

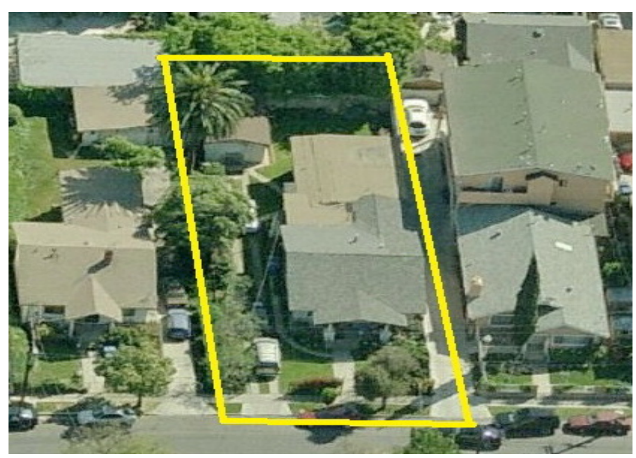
The property is currently rented for $3,750/month.

Per Appraiser: This property offers 1,232 sq. ft. of living space featuring 2 bedrooms, 1 bath and a 1-car garage on a 6,750 sq. ft. lot. It also includes a 638 sq. ft. bonus room which is used for worship. No value was given to that structure.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$484
$100,000	partial interest – scheduled monthly income	$968
$300,000	whole note – scheduled monthly income	$2,905



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.

CapitalBenefit
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