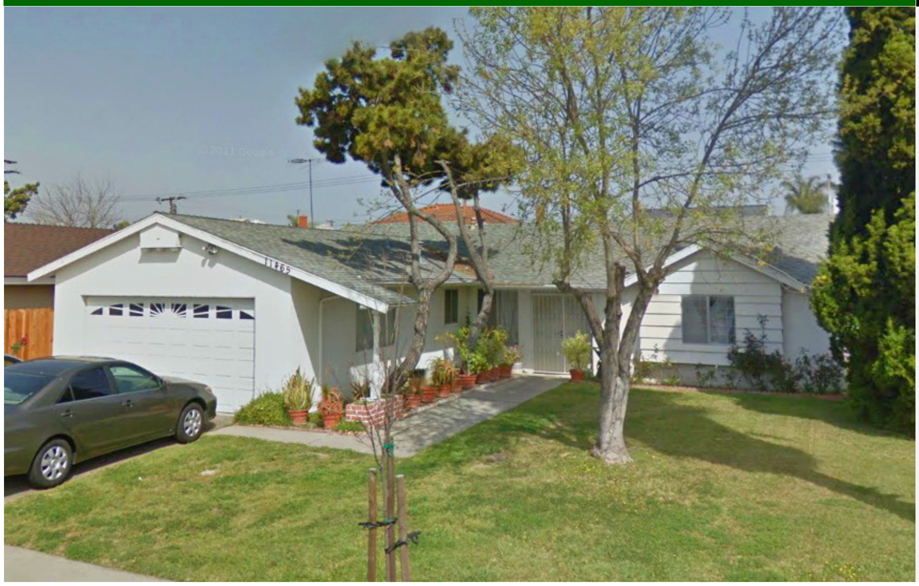
Fountain Valley, CA (Orange County)

Refinance Rental Property

2nd Trust Deed Investment

Capital Benefit
the greener money™

Executive Summary



Property Type	**Single Family**
Occupancy	**Non-Owner**
Loan Amount	**$60,000**
Appraised Value	**$510,000**
Combined Loan-to-Value	**62%** *
Protective Equity	**$195,000** *
Investor Yield	**14.00%**
Term	**2 Years** (40 due in 2)

* First mortgage of $255,000 @ 3.99%

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

Comments: *Appraisal dated August 17, 2012*

Our borrowers live in the San Francisco Bay area and renting this property out for $1,500/month (although the appraiser notes the market rent for the home is $2,500/month).

The cash proceeds will be used to consolidate business debts.

Per Appraiser: The property offers 1,658 sq. ft. of living space featuring 4 bedrooms, 2 baths and a 2-car garage on a 7,198 sq. ft. lot.

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

Examples of investor returns —

$30,000	partial interest – scheduled monthly income	$351
$60,000	whole note – scheduled monthly income	$702

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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