San Francisco, CA (Diamond Heights Neighborhood)

Refinance for Business Purpose

2nd Trust Deed Investment

Capital Benefit
the greener money™

Executive Summary

Property Type	**Single Family**
Loan Purpose	**Business**
Loan Amount	**$270,000**
Appraised Value	**$2,000,000**
Combined Loan-to-Value	**69%** *
Protective Equity	**$620,000** *
Investor Yield	**12.50%**
Term	**2 Years** (40 due in 2)

* First Mortgage $1,110,000 @ 4.00% fixed

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

Comments: *Appraisal dated April 8, 2013*

Our borrowers bought this home a year ago and spent over $730,000 on the remodel. They have excellent credit and substantial, documented income.

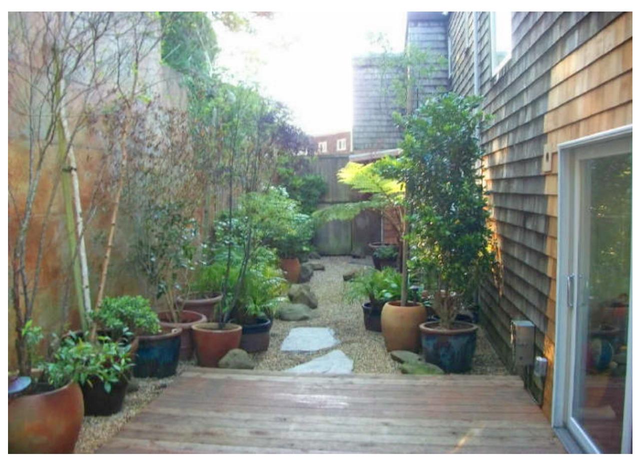
The loan proceeds will be used to buy equipment for his home automation business.

Per Appraiser: This property offers 2,298 sq. ft. of living space featuring 4 bedrooms, 2 ½ baths, finished 600 sq. ft. basement and a 2-car garage on a 2,632 sq. ft. lot.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$524
$100,000	partial interest – scheduled monthly income	$1,049
$270,000	whole note – scheduled monthly income	$2,832



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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