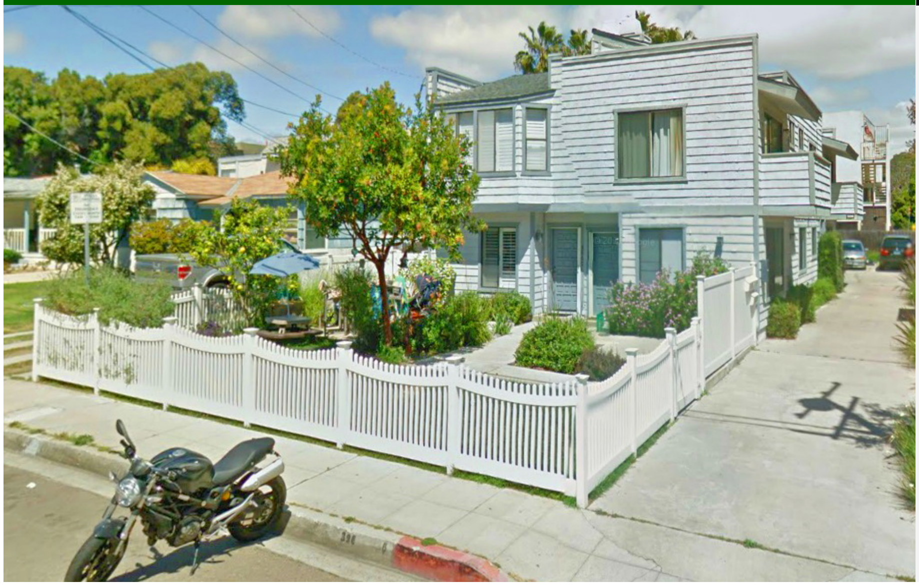
Pacific Beach, CA (San Diego)

Refinance Rental Property

1st Trust Deed Investment

Executive Summary



Property Type	**Townhouse**
Occupancy	**Non-Owner**
Loan Amount	**$125,000**
Appraised Value	**$415,000**
Loan-to-Value	**30%**
Protective Equity	**$290,000**
Investor Yield	**9.50%**
Term	**3 Years** (40 due in 3)

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

Comments: *Appraisal dated April 26, 2013*

Our borrowers are refinancing their investment property in order to buy another rental property with the loan proceeds. They own the subject free and clear and have very good credit and documented income.

The home is located just two blocks from the beaches of Mission Bay.

The current tenant is paying $2,200/month.

Per Appraiser: This property offers 1,176 sq. ft. of living space featuring 2 bedrooms and 2 baths.

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

Examples of investor returns —

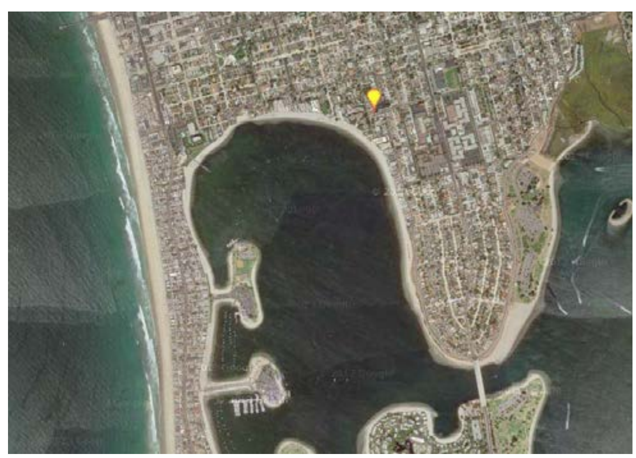
$50,000	partial interest – scheduled monthly income	$405
$100,000	partial interest – scheduled monthly income	$810
$125,000	whole note – scheduled monthly income	$1,013

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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