

La Cañada Flintridge, CA (Los Angeles)

Purchase Primary Residence

1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Owner
Loan Amount	\$455,000
Appraised Value	\$655,000
Loan-to-Value	70% *
Protective Equity	\$195,000 *
Investor Yield	10.50%
Term	7 Years (40 due in 3)
* based on Purchase Price of \$650,000	

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

Comments: *Appraisal dated November 2, 2013*

Our borrower is buying her home through a standard sale transaction for \$5,000 less than the appraised value. She has stable employment and documented income.

La Cañada Flintridge is an affluent community in the foothills of the San Gabriel Mountains, north of Pasadena and Glendale.

Per Appraiser: This property offers 1,204 sq. ft. of living space featuring 3 bedrooms, 2 baths and a 2-car garage on an 11,327 sq. ft. lot.

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

Examples of investor returns —

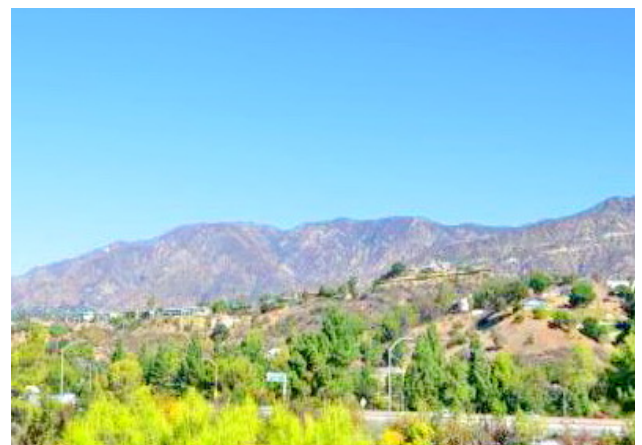
\$50,000	partial interest — scheduled monthly income	\$444
\$100,000	partial interest — scheduled monthly income	\$888
\$455,000	whole note — scheduled monthly income	\$4,043

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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