

West Hills, CA (Los Angeles)
Refinance Investment Property
2nd Trust Deed Investment



CapitalBenefit
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Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Loan Amount	\$100,000
Appraised Value	\$640,000
Combined Loan-to-Value	65% *
Protective Equity	\$223,000 *
Investor Yield	12.50%
Term	2 Years (40 due in 2)
* 1 st mortgage \$317,000 at 5.25%	

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

Comments: *Appraisal dated November 19, 2013*

Our borrower will use the loan proceeds to purchase another rental property. He bought the subject through an approved short sale in 2009 for \$420,000.

West Hills is located in Los Angeles' San Fernando Valley.
The current tenant pays \$3,200/month.

Per Appraiser: This property offers 2,095 sq. ft. of living space featuring 4 bedrooms, 3 baths and a detached 2-car garage on an 11,521 sq. ft. lot.

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

Examples of investor returns —

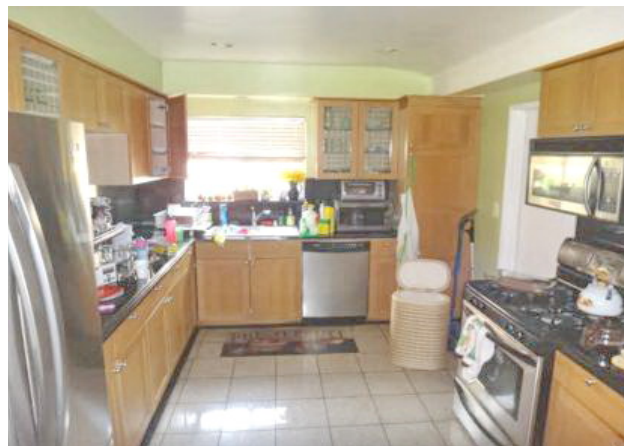
\$50,000	partial interest — scheduled monthly income	\$524
\$100,000	whole note — scheduled monthly income	\$1,049

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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