Glendale, CA **(Los Angeles)**

Refinance Residence for Business Purpose

2nd Trust Deed Investment

CapitalBenefit
the greener money™

Executive Summary

Property Type	**Single Family**
Occupancy	**Owner**
Purpose	**Business**
Loan Amount	**$280,000**
Appraised Value	**$825,000**
Combined Loan-to-Value	**66%** *
Protective Equity	**$284,000** *
Investor Yield	**12.00%**
Term	**3 Years** (40 due in 3)

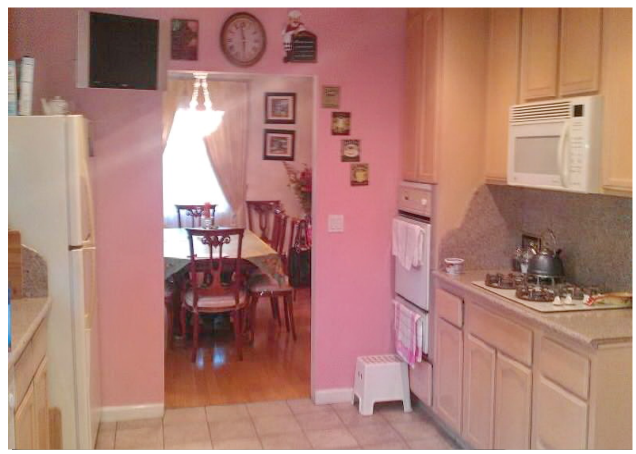
* 1st mortgage $261,000 at 4.375% 30-year fixed

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

Comments: *Appraisal dated January 15, 2014*

Our borrower bought her residence in 2002 for $569,000.
She owns a local convenience store will use the loan proceeds to make the balloon payment on her current second mortgage and make improvements to the business.

Per Appraiser: This property offers 1,846 sq. ft. of living space featuring 3 bedrooms, 4 baths, pool and a 2-car garage on a 7,525 sq. ft. lot.



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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$504
$100,000	partial interest – scheduled monthly income	$1,008
$280,000	whole note – scheduled monthly income	$2,824

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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