Coronado, CA (San Diego)

Purchase of Investment Property

1st Trust Deed Investment

CapitalBenefit
the greener money™

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$1,925,000**
Appraised Value	**$2,875,000**
Loan-to-Value	**70%** *
Protective Equity	**$825,000** *
Investor Yield	**10.75%**
Term	**2 Years** (40 due in 2)

* based on Purchase Price of $2,750,000

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

Comments: *Appraisal dated June 3, 2014*

Our borrowers are buying this property through a standard sale transaction for $125,000 less than the appraised value. They have excellent credit, live and work primarily in Mexico and own other investment properties in California.

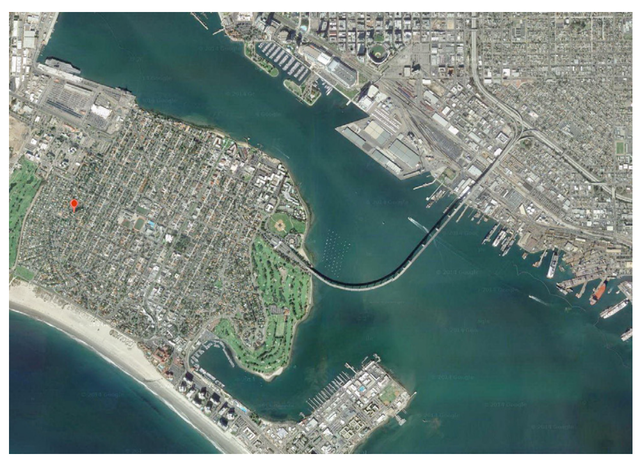
Similar properties rent for about $10,000/month (zillow.com)

Per Appraiser: This property offers 4,330 sq. ft. of living space featuring 5 bedrooms, 5 baths and a 2-car garage on a 9,800 sq. ft. lot.

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

Examples of investor returns —

$100,000	partial interest – scheduled monthly income	$908
$500,000	partial interest – scheduled monthly income	$4,541
$1,925,000	whole note – scheduled monthly income	$17,487



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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