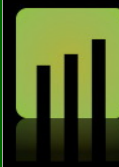


San Clemente, CA (Orange)

Refinance Primary Residence with Ocean View

1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Condominium
Occupancy	Non-Owner
Loan Amount	\$200,000
Appraised Value	\$340,000
Loan-to-Value	59%
Protective Equity	\$140,000
Investor Yield	10.50%
Term	7 Years (40 due in 7)

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

Comments: *Appraisal dated September 6, 2013*

Our borrower bought this property in an all-cash transaction earlier this year. She is refinancing her home to repay the downpayment advanced by a relative.

This is a highly desirable property due to its proximity to the local beaches and pier. Same size units rent for \$1,800/month (per MLS data).

Per Appraiser: This property offers 333 sq. ft. of living space featuring 2 bedrooms, 1 baths and a 1-car garage. Common areas include pool and gated parking. The HOA fee is \$425/month.

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
\$200,000	whole note – scheduled monthly income	\$1,777

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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