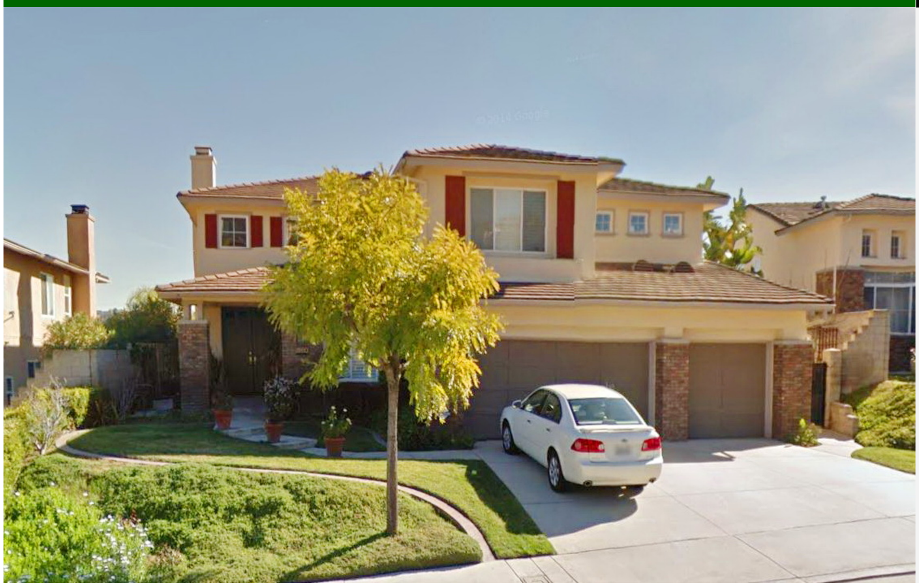
Diamond Bar, CA (Los Angeles)

Purchase of Investment Property

1st Trust Deed Investment

Executive Summary



Property Type	**Single Family**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$910,000**
Appraised Value	**$1,300,000**
Loan-to-Value	**70%**
Protective Equity	**$390,000**
Investor Yield	**10.00%**
Term	**2 Years** (40 due in 2)

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

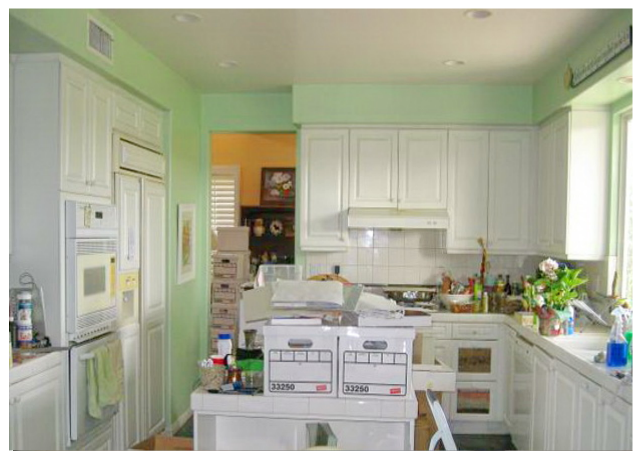
Comments: *Appraisal dated October 15, 2014*

Our borrower is buying this property through a regular sale transaction for the appraised value.

Diamond Bar is located just north of Orange County. The property is part of a hilltop neighborhood of large homes with expansive views.

Similar properties rent for about $5,100/month (zillow.com)

Per Appraiser: This property offers 3,537 sq. ft. of living space featuring 5 bedrooms, 5 baths and a 3-car garage on a 7,943 sq. ft. view lot.



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

Examples of investor returns —

$100,000	partial interest – scheduled monthly income	$849
$250,000	partial interest – scheduled monthly income	$2,123
$910,000	whole note – scheduled monthly income	$7,727

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.

Capital Benefit, Inc. 2727 Newport Blvd. #203 Newport Beach, CA 92663
☏ (949) 566-9040 🖷 (949) 566-9262 info@capitalbenefit.com
CA Bureau of Real Estate – Real Estate Broker License # 01876453 | NMLS ID 254002