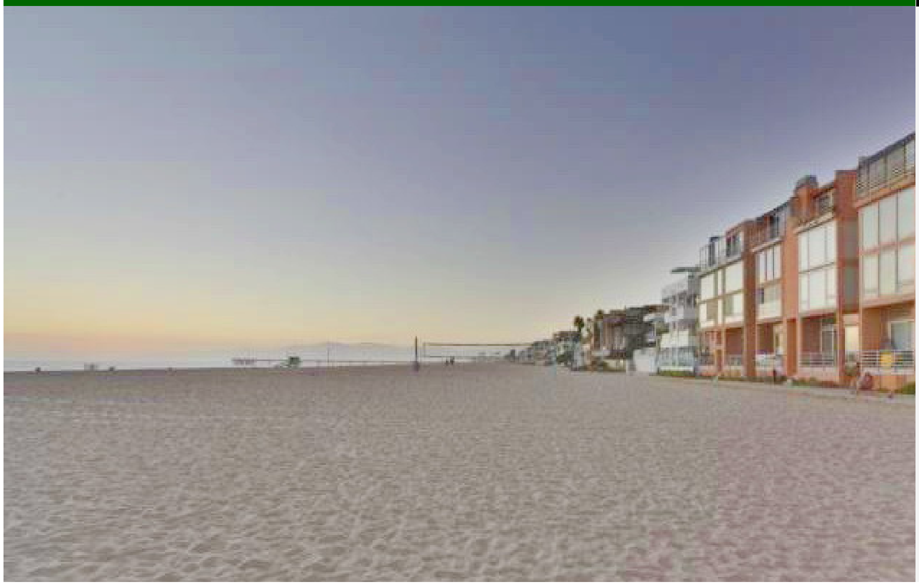
Marina Del Rey, CA (City of Los Angeles)

Refinance Beachfront Investment Property

1st Trust Deed Investment

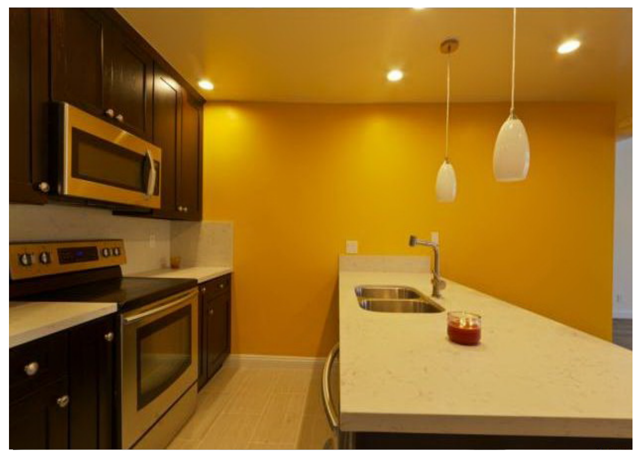
CapitalBenefit
the greener money™

Executive Summary



Property Type	**Townhouse**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$850,000**
Appraised Value	**$1,450,000**
Loan-to-Value	**59%**
Protective Equity	**$600,000**
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 November 3, 2014*

Our borrower bought this property through a short sale transaction and has since completed a thorough remodel. She is refinancing to make the balloon payment on the current mortgage.

The unit is located on the Marina Peninsula, ½ mile south of the Venice Pier.

The property is vacant and is advertised for rent at $5,000/month.

Per Appraiser: This property offers 1,267 sq. ft. of living space featuring 2 bedrooms, 2 baths, roof deck and a 2-car garage. The HOA fee is $400.

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
$850,000	whole note – scheduled monthly income	$7,218

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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