Encinitas, CA (San Diego)

Refinance Beachfront Rental Property

2nd Trust Deed Investment

CapitalBenefit
the greener money™

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$600,000**
Appraised Value	**$4,700,000**
Combined Loan-to-Value	**55%** *
Protective Equity	**$2,100,000** *
Investor Yield	**12.50%**
Term	**2 Years** (40 due in 2)

* 1st mortgage $2,000,000 at 3.50%

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

Comments: *Appraisal dated November 6, 2014*

Our borrower operates this property as a vacation rental. She will use the loan proceeds to update the home and invest in another income property.

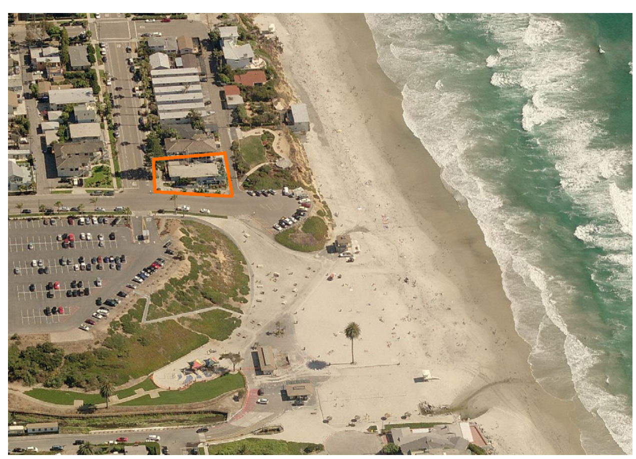
Borrower states that she receives average monthly rental income of $22,000 (May through September bringing in significantly more).

Per Appraiser: This property offers 2,862 sq. ft. of living space featuring 4 bedrooms, 3 baths and a 228 sq. ft. loggia on a 5,000 sq. ft. lot.
The property offers unobstructed views of Moonlight Beach with 150 feet of frontage.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$524
$100,000	partial interest – scheduled monthly income	$1,049
$600,000	whole note – scheduled monthly income	$6,294



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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