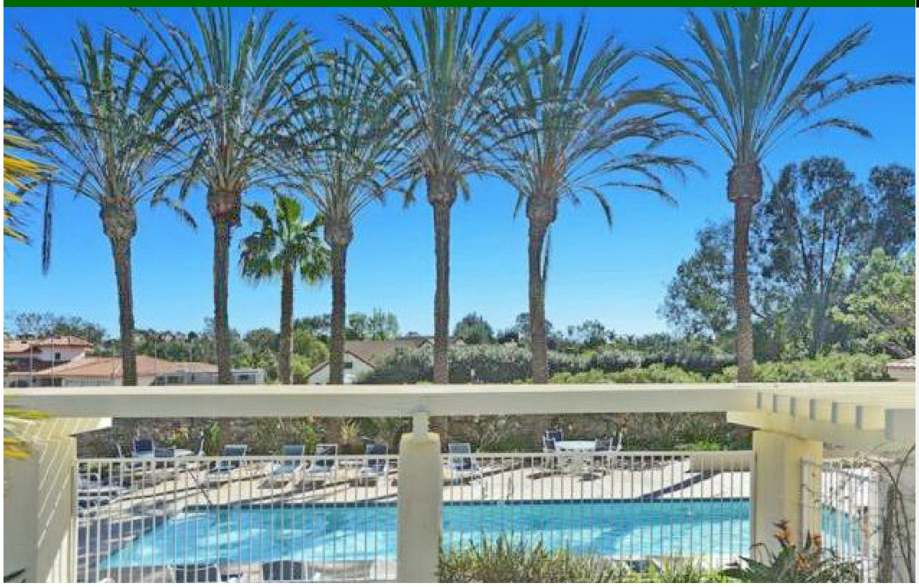
Malibu, CA (Los Angeles)

Refinance Rental Townhouse

1st Trust Deed Investment

CapitalBenefit
the greener money™

Executive Summary



Property Type	**Townhouse**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$350,000**
Appraised Value	**$1,345,000**
Loan-to-Value	**26%**
Protective Equity	**$995,000**
Investor Yield	**8.5%**
Term	**3 Years** (40 due in 3)

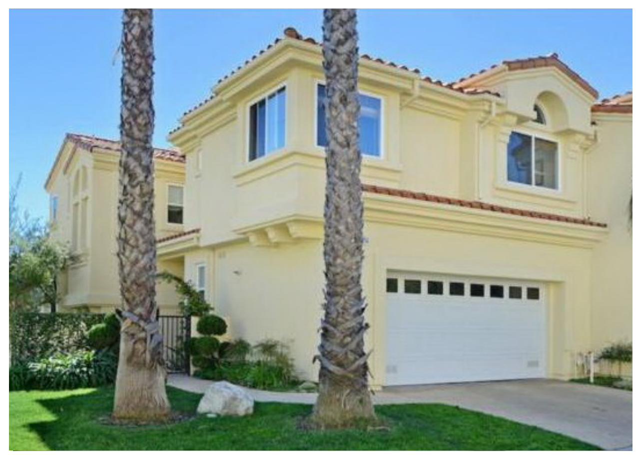
Fund directly into insuring Title Company
Your vesting on Note and Deed of Trust

Comments: *Appraisal dated June 23, 2015*

Our borrower bought this property 2 months ago through an all-cash, standard sale transaction for $1,345,000.
He will use the loan proceeds to purchase another rental.

The property is currently rented back to the seller (through July 30, 2015)
Units in this complex rent for about $5,400/month.

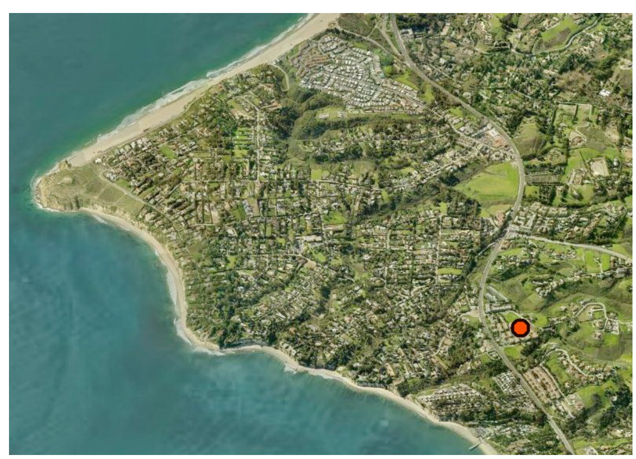
Per Appraiser: This property offers 2,084 sq. ft. of living space featuring 3 bedrooms, 2 ½ baths and a 2-car garage. The HOA fee is $659/month which covers common areas including security, pool/spa and tennis courts.



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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$367
$100,000	partial interest – scheduled monthly income	$733
$350,000	whole note – scheduled monthly income	$2,566



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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