Laguna Beach, CA (Orange)

Refinance Oceanview Rental Property

2nd Trust Deed Investment

CapitalBenefit
the greener money™

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$275,000**
Appraised Value	**$1,325,000**
Combined Loan-to-Value	**55%** *
Protective Equity	**$590,000** *
Investor Yield	**11.50%**
Term	**5 Years** (40 due in 5)

* 1st mortgage $460,000 at 2.75%

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

Comments: *Appraisal dated June 8, 2015*

Our borrower has owned this property since 1987.
He will use the loan proceeds to purchase another rental.

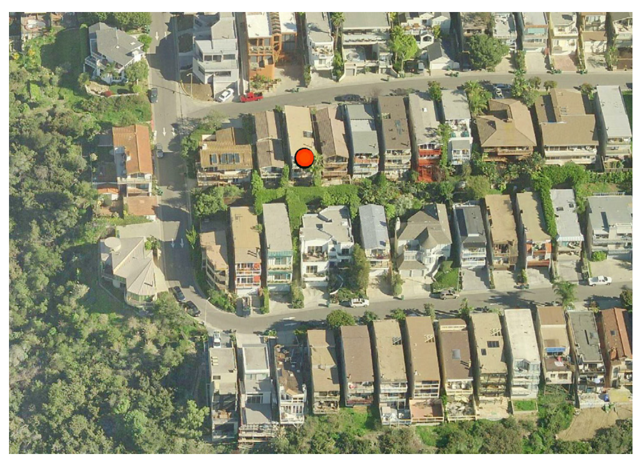
The home is currently rented at $5,000/month.

Per Appraiser: This property offers 1,563 sq. ft. of living space featuring 3 bedrooms, 2 ½ baths and a 2-car garage on a 2,614 sq. ft. lot.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$484
$100,000	partial interest – scheduled monthly income	$968
$275,000	whole note – scheduled monthly income	$2,663



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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