San Juan Capistrano, CA (Orange)

Refinance Residence for Business Purpose

2nd Trust Deed Investment

CapitalBenefit
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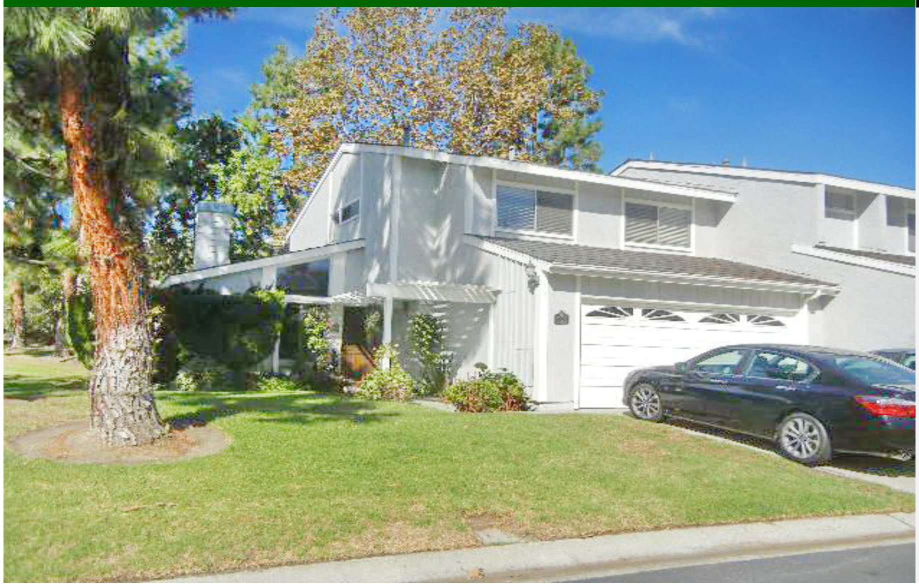
Executive Summary



Property Type	**Townhouse**
Occupancy	**Owner**
Purpose	**Business**
Loan Amount	**$60,000**
Appraised Value	**$540,000**
Combined Loan-to-Value	**61%** *
Protective Equity	**$208,000** *
Investor Yield	**12.00%**
Term	**3 Years** (40 due in 2)

* 1st mortgage $272,000 at 3.875%

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

Comments: *Appraisal dated October 1, 2015*

Our borrowers bought this property in 1994. They have very good credit and stable employment. The loan proceeds will be used to fund a business venture.

The property is located about 1 mile north of Dana Point harbor.

Per Appraiser: This corner unit offers 1,651 sq. ft. of living space featuring 3 bedrooms, 2 ½ baths and a 2-car garage.
The HOA fee is $318/month and covers security, tennis and pool facilities.

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

Examples of investor returns —

$25,000	partial interest – scheduled monthly income	$252
$60,000	whole note – scheduled monthly income	$605

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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