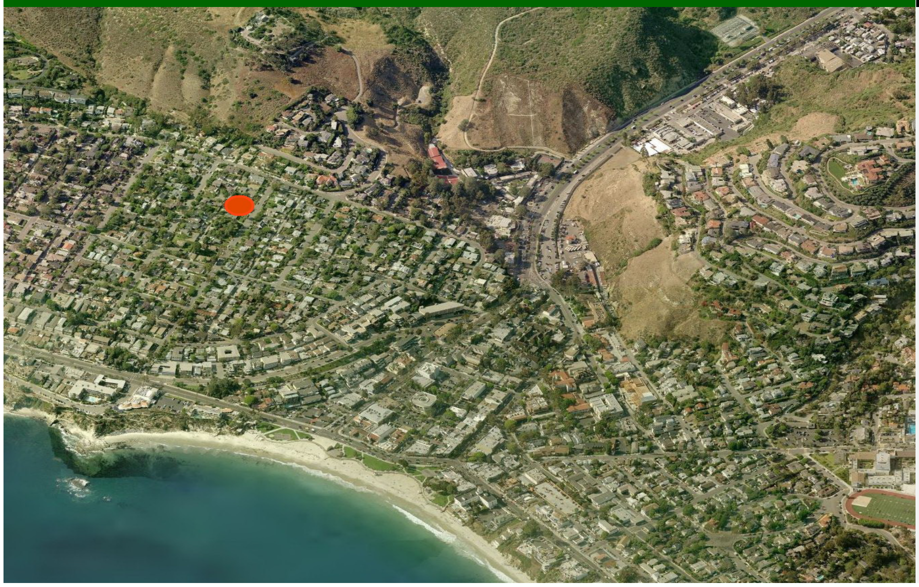
Laguna Beach, CA (Orange)

Purchase of Investment Property

1st Trust Deed Investment

CapitalBenefit
the greener money™

Executive Summary



Property Type	**Single Family**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$993,000**
Appraised Value	**$1,655,000**
Loan-to-Value	**60%**
Protective Equity	**$662,000**
Investor Yield	**9.00%**
Term	**3 Years** (40 due in 3)

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

Comments: *Appraisal dated October 12, 2015*

Our borrowers are buying this property through a standard sale transaction for the appraised value.
They have stable employment and excellent credit and plan to do an extensive remodel.

Similar properties rent for about $5,500/month (zillow.com)

Per Appraiser: This property offers 1,599 sq. ft. of living space featuring 3 bedrooms, 2 baths and a 2-car garage on a 6,125 sq. ft. lot.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$386
$100,000	partial interest – scheduled monthly income	$771
$993,000	whole note – scheduled monthly income	$7,659

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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