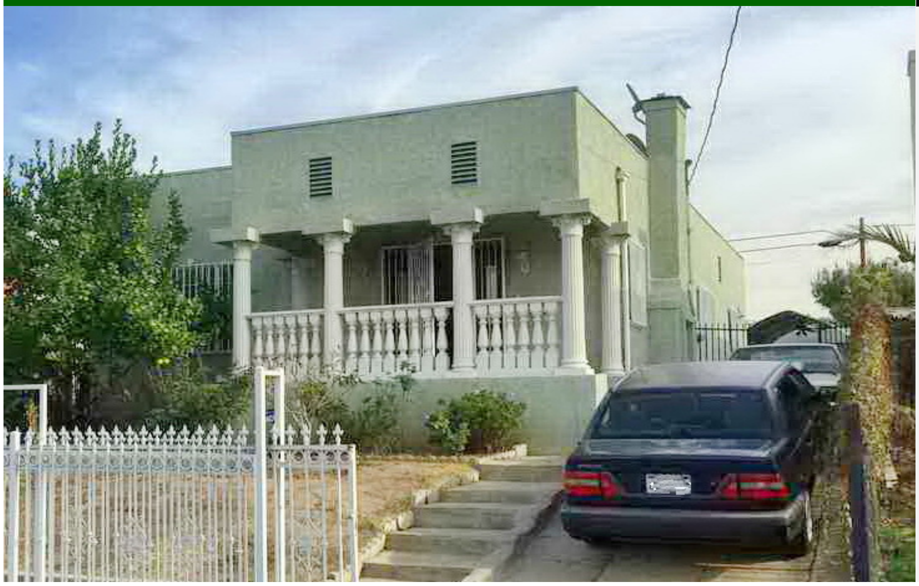
East Hollywood, CA (City of Los Angeles)

Refinance Rental Property

1st Trust Deed Investment

Capital Benefit
the greener money™

Executive Summary



Property Type	**Single Family**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$475,000**
Appraised Value	**$825,000**
Loan-to-Value	**58%**
Protective Equity	**$350,000**
Investor Yield	**10.00%**
Term	**3 Years** (40 due in 3)

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

Comments: *Appraisal dated December 9, 2015*

Our borrower has owned this property since 2002. He must make the balloon payment on his current loan and will use the balance of the proceeds to improve the property.

The property is currently rented at $2,500/month.

Per Appraiser: This property offers 1,624 sq. ft. of living space featuring 3 bedrooms, 2 baths and a detached 2-car garage on a 5,432 sq. ft. lot.

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

Examples of investor returns —

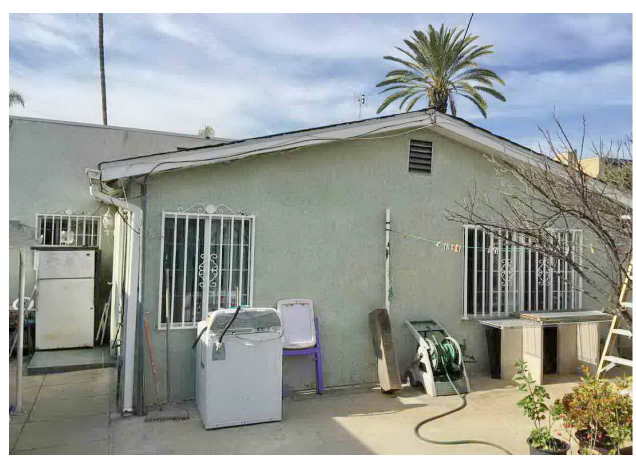
$50,000	partial interest – scheduled monthly income	$425
$100,000	partial interest – scheduled monthly income	$849
$475,000	whole note – scheduled monthly income	$4,033

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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