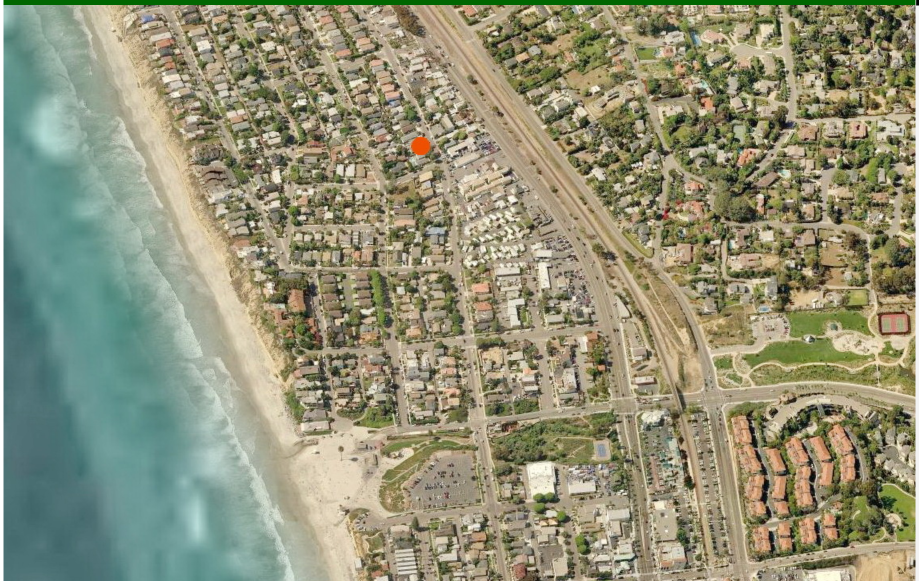
Encinitas, CA (San Diego)

Refinance Residence for Business Purpose

2nd Trust Deed Investment

Capital Benefit
the greener money™

Executive Summary



Property Type	**Single Family**
Occupancy	**Owner**
Purpose	**Business**
Loan Amount	**$75,000**
Appraised Value	**$825,000**
Combined Loan-to-Value	**40%** *
Protective Equity	**$494,000** *
Investor Yield	**10.00%**
Term	**2 Years** (40 due in 2)

* 1st mortgage $256,000 at 4.25%

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

Comments: *Appraisal dated February 12, 2016*

Our borrower bought this property in 1991. She has stable employment and will use the loan proceeds to purchase a rental property.

The home is located just 2 blocks from the main beaches.

Per Appraiser: This property offers 884 sq. ft. of living space featuring 3 bedrooms and 1 bath on a 4,356 sq. ft. lot.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$425
$75,000	whole note – scheduled monthly income	$637

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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