Woodland Hills, CA (Los Angeles)

Purchase of Investment Property

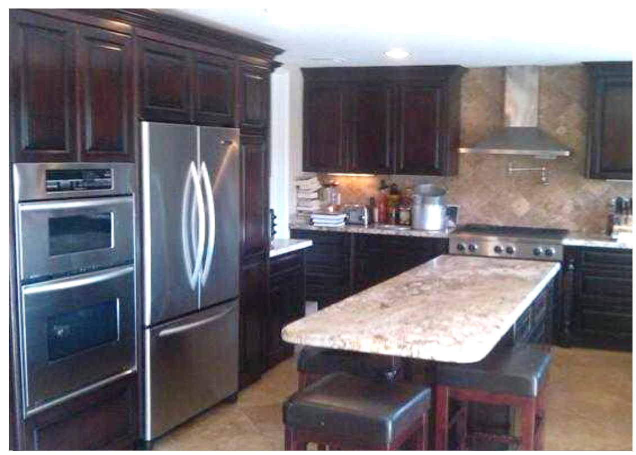
1st Trust Deed Investment

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$476,000**
Appraised Value	**$765,000**
Loan-to-Value	**70%** *
Protective Equity	**$204,000** *
Investor Yield	**9.50%**
Term	**3 Years** (40 due in 3)

* based on Purchase Price of $680,000

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



Comments: *Appraisal dated March 26, 2016*

Our borrower is buying this property through a standard sale transaction for $85,000 less than the appraised value.
He has stable employment and excellent credit.

The current owner bought the home as a shortsale for $560,000 in 2011.

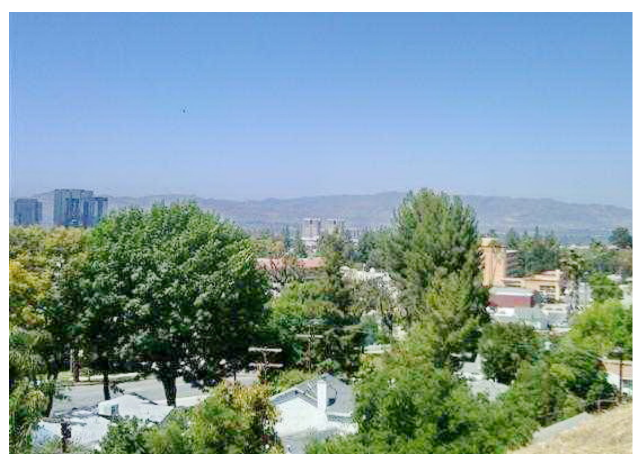
Similar properties rent for about $4,800/month (zillow.com)

Per Appraiser: This property offers 2,754 sq. ft. of living space featuring 4 bedrooms, 2 ½ baths and a 2-car garage on a 7,871 sq. ft. view lot.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$405
$100,000	partial interest – scheduled monthly income	$810
$476,000	whole note – scheduled monthly income	$3,856



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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