Marina Del Rey, CA (City of Los Angeles)

Refinance Rental Property

2nd Trust Deed Investment

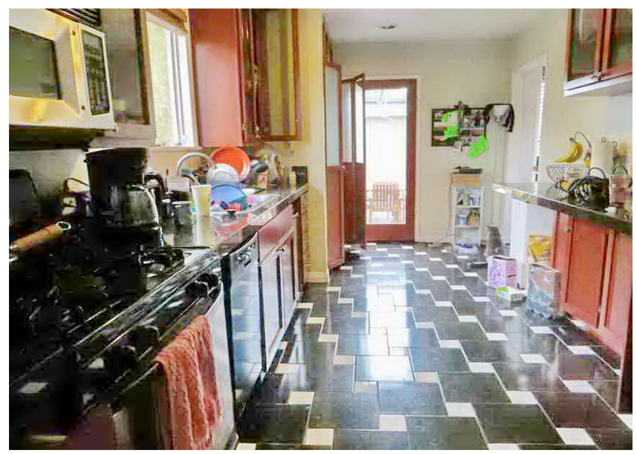
CapitalBenefit the greener money™

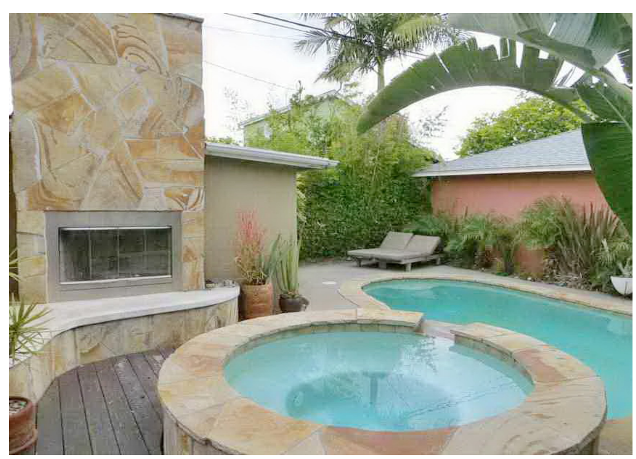
Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$200,000**
Appraised Value	**$1,135,000**
Combined Loan-to-Value	**69%** *
Protective Equity	**$353,000** *
Investor Yield	**11.50%**
Term	**3 Years** (40 due in 3)

* 1st mortgage $582,000 at 2.00%

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





Comments: *Appraisal dated May 6, 2016*

Our borrower bought this property in 2004 for $734,000. He has very good credit and will use the loan proceeds to purchase another rental.

A lon-term tenant is paying $4,550/month.

Per Appraiser: This property offers 1,301 sq. ft. of living space featuring 3 bedrooms, 2 baths, spa/pool, and a detached 2-car garage on a 5,000 sq. ft. lot.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$484
$100,000	partial interest – scheduled monthly income	$968
$200,000	whole note – scheduled monthly income	$1,936

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.

CapitalBenefit the greener money™

Capital Benefit, Inc. 2727 Newport Blvd. #203 Newport Beach, CA 92663
☎ (949) 566-9040 🖷 (949) 566-9262 info@capitalbenefit.com
CA Bureau of Real Estate – Real Estate Broker License # 01876453 | NMLS ID 254002