Encinitas, CA (San Diego)

Refinance Residence for Business Purpose

1st Trust Deed Investment

Capital Benefit — the greener money™

Executive Summary

Property Type	**Single Family**
Occupancy	**Owner**
Purpose	**Business**
Loan Amount	**$625,000**
Appraised Value	**$1,865,000**
Loan-to-Value	**34%**
Protective Equity	**$1,240,000**
Investor Yield	**8.50%**
Term	**2 Years** (40 due in 2)

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

Comments: *Appraisal dated May 27, 2016*

Our borrower bought this property 18 years ago. The loan proceeds will be used to make the balloon payment on their business loan and to provide additional capital. They have excellent credit.

Per Appraiser: This property offers 4,695 sq. ft. of living space featuring 5 bedrooms, 4 ½ baths, pool/spa, sports court, solar power and a 3-car garage on a 32,670 sq. ft. lot.

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

Examples of investor returns —

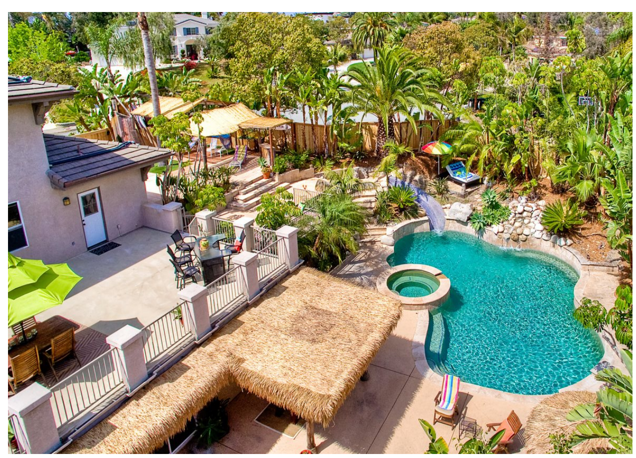
$50,000	partial interest – scheduled monthly income	$367
$250,000	partial interest – scheduled monthly income	$1,833
$625,000	whole note – scheduled monthly income	$4,582

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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