Altadena, CA (Los Angeles)

Refinance Residence for Business Purpose

2nd Trust Deed Investment

CapitalBenefit
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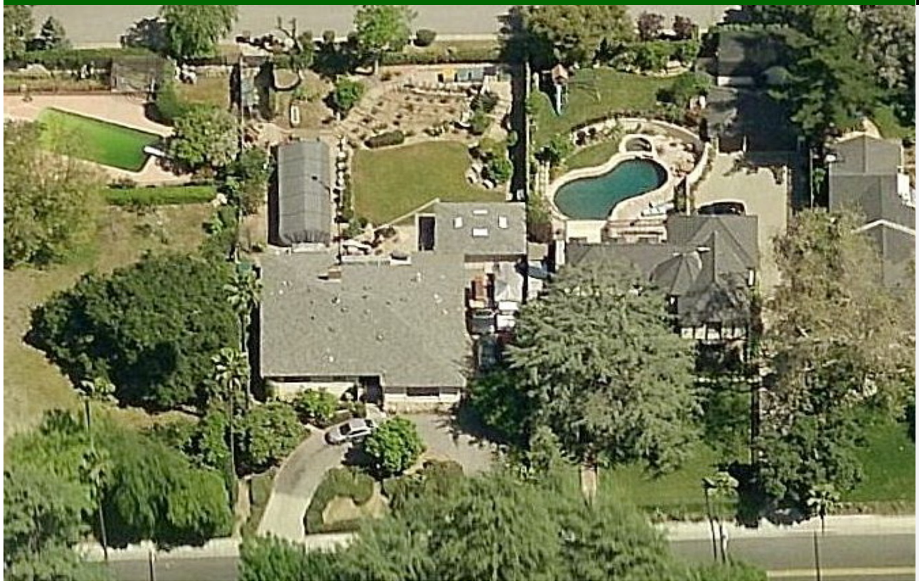
Executive Summary



Property Type	**Single Family**
Occupancy	**Owner**
Purpose	**Business**
Loan Amount	**$325,000**
Appraised Value	**$1,150,000**
Combined Loan-to-Value	**60%** *
Protective Equity	**$459,000** *
Investor Yield	**11.50%**
Term	**3 Years** (40 due in 3)

* 1st mortgage $366,000 at 3.875%

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

Comments: *Appraisal dated July 2, 2016*

Our borrower has owned this home for 20 years. He has excellent credit and will be use the loan proceeds to fund a business venture.

Altadena is an affluent community bordering Pasadena to the south.

Per Appraiser: This property offers 2,719 sq. ft. of living space featuring 3 bedrooms, 2 ½ baths and a detached 2-car garage on a 17,000 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
$325,000	whole note – scheduled monthly income	$3,147

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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