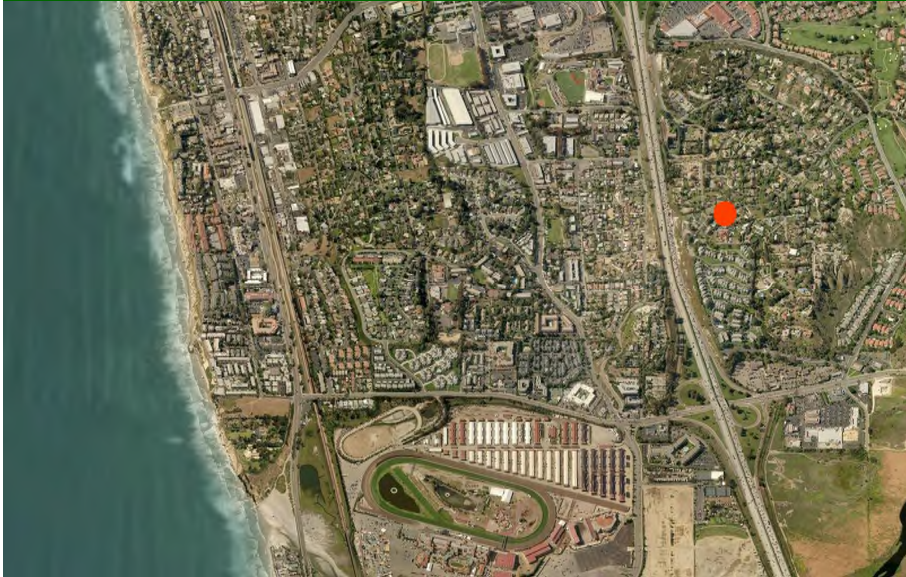


Del Mar, CA (San Diego)
Refinance Rental Property
1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$435,000
Appraised Value	\$1,100,000
Loan-to-Value	40%
Protective Equity	\$665,000
Investor Yield	9.00%
Term	3 Years (40 due in 3)

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

Comments: *Appraisal dated February 15, 2017*

Our borrower bought this property in 1971.
She has good credit and owns the home free and clear.
The loan proceeds will be used to buy rental real estate.

The current tenant pays \$4,500/month.

Per Appraiser: This property offers 1,551 sq. ft. of living space featuring 3 bedrooms, 2 baths and a 3-car garage on a 23,522 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$386
\$100,000	partial interest – scheduled monthly income	\$771
\$435,000	whole note – scheduled monthly income	\$3,355

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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