Clovis, CA (Fresno)

Refinance Rental Property

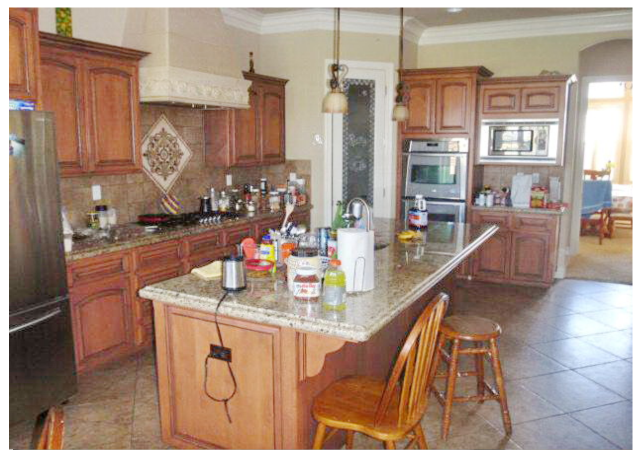
1st Trust Deed Investment

CapitalBenefit
the greener money™

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$300,000**
Appraised Value	**$600,000**
Loan-to-Value	**50%**
Protective Equity	**$300,000**
Investor Yield	**10.50%**
Term	**2 Years** (40 due in 2)

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



Comments: *Appraisal dated October 11, 2013*

Our borrower bought this property 3 years ago with financing provided by Capital Benefit. The balloon payment is now due. She has good credit, stable employment and maintained a perfect payment history on our loan.

The property is rented for $3,200/month.

Per Appraiser: This property offers 3,335 sq. ft. of living space featuring 4 bedrooms, 3 baths plus a 324 sq. ft. guest house, pool and a 4-car garage on a 2.08 acre lot.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$444
$100,000	partial interest – scheduled monthly income	$889
$300,000	whole note – scheduled monthly income	$2,666

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