Corona, CA (Riverside)

Refinance Rental Property at low LTV

1st Trust Deed Investment

Capital Benefit
the greener money™

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Loan Amount	**$71,000**
Appraised Value	**$264,000**
Loan-to-Value	**27%**
Protective Equity	**$193,000**
Investor Yield	**10.00%**
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 16,2012*

Our borrower has owned this property for 25 years which is currently free and clear. She has very good credit and will use the loan proceeds to pay off all her consumer debt.

The home is rented at $1,500/month

Per Appraiser: This property offers 1,515 sq. ft. of living space featuring 4 bedrooms, 2 baths and a 2 car garage on a 7,215 sq. ft. lot.

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

Examples of investor returns —

$25,000	partial interest – scheduled monthly income	$212
$50,000	partial interest – scheduled monthly income	$424
$71,000	whole note – scheduled monthly income	$603

Loan Servicing: Capital Benefit offers comprehensive loan servicing including online account access and iPad app.

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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