Turlock, CA (Stanislaus)

Refinance for Business Purpose

1st Trust Deed Investment

Executive Summary

Property Type	**Single Family**
Occupancy	**Business Purpose**
Loan Amount	**$110,000**
Appraised Value	**$230,000**
Loan-to-Value	**48%**
Protective Equity	**$120,000**
Investor Yield	**11.50%**
Term	**5 Years** (40 due in 5)

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

Comments: *Appraisal dated July 2, 2012*

Our borrowers own this property free and clear. They own and operate a restaurant and will use the proceeds of this loan to open a second location.

Per Appraiser: This property offers 2,345 sq. ft. of living space featuring 4 bedrooms, 3 baths and a 3-car garage on a 5,985 sq. ft. lot.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$484
$110,000	whole note – scheduled monthly income	$1,065

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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