

Byron, CA (Contra Costa)
Refinance of Rental Property
1st Trust Deed Investment



CapitalBenefit
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Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Loan Amount	\$93,000
Appraised Value	\$144,000
Loan-to-Value	65%
Protective Equity	\$51,000
Investor Yield	10.75%
Term	5 Years (40 due in 5)

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

Comments: *Appraisal dated June 29, 2012*

Our borrowers are professional real estate investors with a portfolio of 24 rental properties, many owned free and clear. They show good credit with middle scores of 707 and 743. Our subject property has been fully rehabbed and rented with the current tenant paying \$1,750/month. The borrowers are raising capital to finance additional acquisitions.

The appraiser states: "The subject has undergone an extreme amount of updates and upgrades. The previous owner had updated the electrical and plumbing system. Current owner has installed a new kitchen to include granite counter tops, new appliances, wood laminate flooring in the bedrooms, hallway and living room. Both bathrooms have been fully updated, there are new dual pane windows, all new interior doors, crown molding, new HVAC system, new exterior and interior paint and trim etc. Overall, the subject appears to be well maintained and updated. Wood privacy fence, refaced fireplace in slate as well as front porch area, redwood deck, typical energy efficient items".

Per Appraiser: The property offers 1,434 sq. ft. of living space featuring 3 bedrooms, 2 baths and a 1-car detached garage on a 23,958 sq. ft. lot.

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

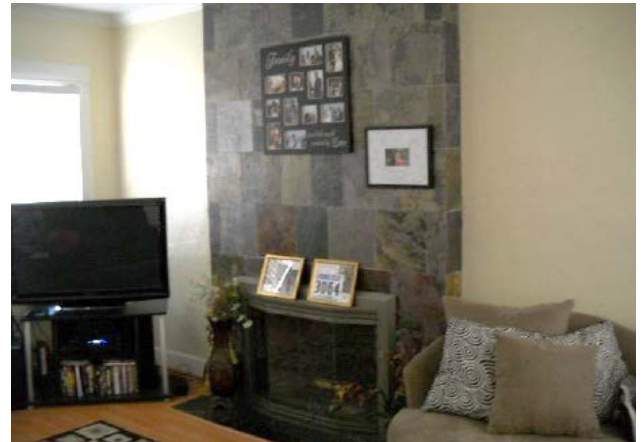
Examples of investor returns —

\$30,000	partial interest – scheduled monthly income	\$272
\$93,000	whole note – scheduled monthly income	\$845

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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