Discovery Bay, CA (Contra Costa)

Refinance of Rental Property

1st Trust Deed Investment

Capital Benefit
the greener money™

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Loan Amount	**$174,000**
Appraised Value	**$268,000**
Loan-to-Value	**65%**
Protective Equity	**$94,000**
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 August 8, 2012*

Our borrower is a professional real estate investor with a portfolio of 24 rental properties, many owned free and clear. He shows good credit with a middle score of 707.

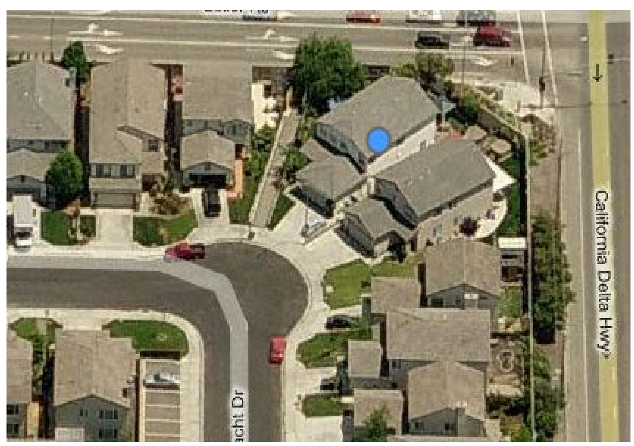
The property has been rehabbed and rented with the current tenant paying $1,950 /month. Borrower is raising capital to pay off an existing private loan and finance additional acquisitions.

Per Appraiser: The property offers 2,670 sq. ft. of living space featuring 3 bedrooms, 2.5 baths and a 3-car attached garage on a 6,403 sq. ft. lot.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$454
$100,000	partial interest – scheduled monthly income	$908
$174,000	whole note – scheduled monthly income	$1,588



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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