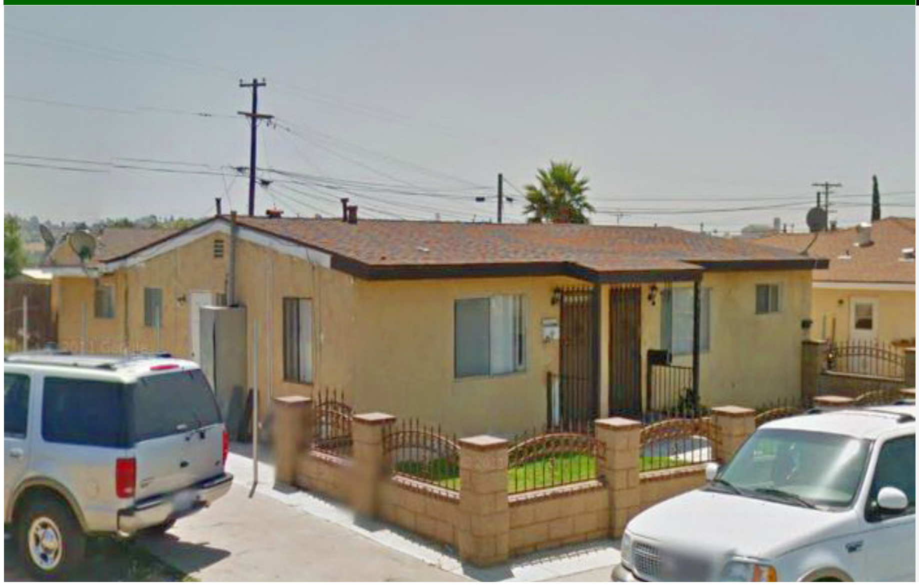
San Diego, CA

Refinance Rental Triplex

1st Trust Deed Investment

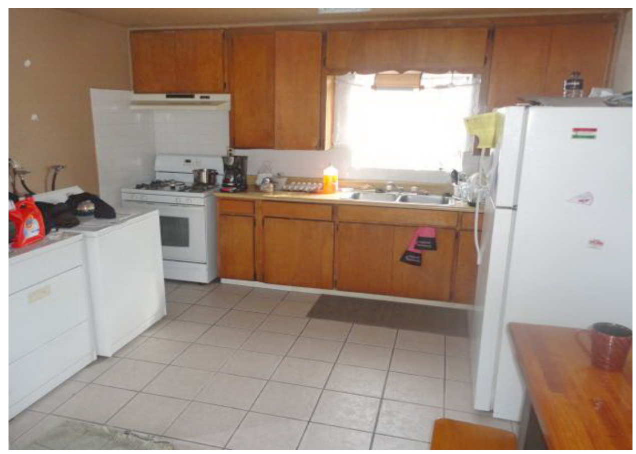
Capital Benefit
the greener money™

Executive Summary



Property Type	**Triplex**
Occupancy	**Non-Owner**
Loan Amount	**$250,000**
Appraised Value	**$390,000**
Loan-to-Value	**64%**
Protective Equity	**$140,000**
Investor Yield	**11.00%**
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, 2013*

Our borrower is refinancing her rental property to bring her taxes current and payoff consumer debt. She owns her primary residence free and clear.

Per Appraiser: This property consist of two buildings with a total of 3 units:

Unit A offers 701 sq. ft. of living space, featuring 2 bedrooms, 1 bath and rents for $1,200/month
Unit B offers 780 sq. ft. of living space, featuring 2 bedrooms, 1 bath and rents for $1,200/month
Unit C offers 823 sq. ft. of living space, featuring 2 bedrooms, 1 bath and rents for $850/month

The lot size is 10,319 sq. ft.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$464
$100,000	partial interest – scheduled monthly income	$928
$250,000	whole note – scheduled monthly income	$2,321

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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