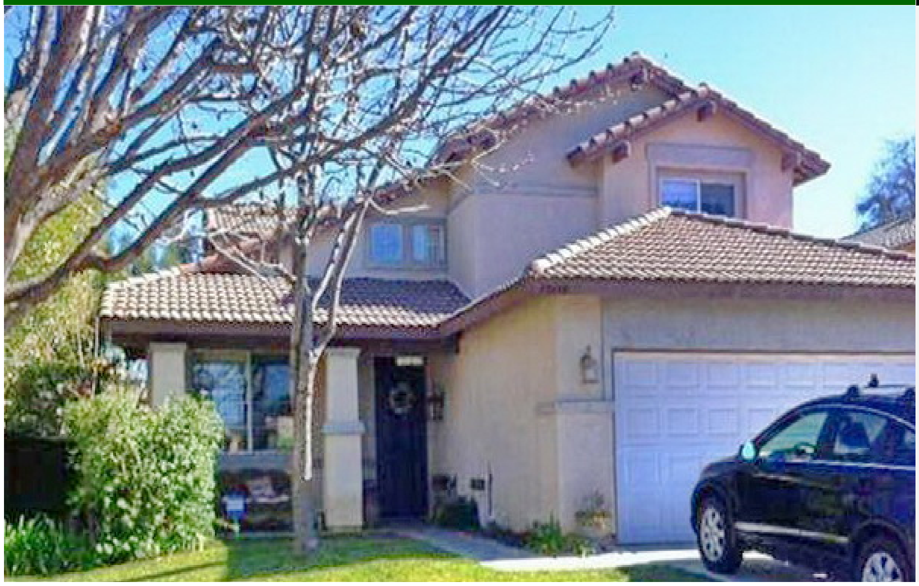
Murrieta, CA (Riverside)

Purchase Rental Property

1st Trust Deed Investment

Capital Benefit
the greener money™

Executive Summary



Property Type	**Single Family**
Occupancy	**Non-Owner**
Loan Amount	**$192,000**
Appraised Value	**$275,000**
Loan-to-Value	**70%**
Protective Equity	**$83,000**
Investor Yield	**11.99%**
Term	**2 Years** (40 due in 2)

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

Comments: *Appraisal dated March 23, 2013*

Our borrower is buying this home through a standard sale transaction for the appraised value. He already owns two other rental properties.

Similar homes rent for about $1,900/month (zillow.com)

Per Appraiser: This property offers 1,995 sq. ft. of living space featuring 4 bedrooms, 3 baths and a 2-car garage on a 5,227 sq. ft. lot.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$503
$100,000	partial interest – scheduled monthly income	$1,008
$192,000	whole note – scheduled monthly income	$1,935

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.