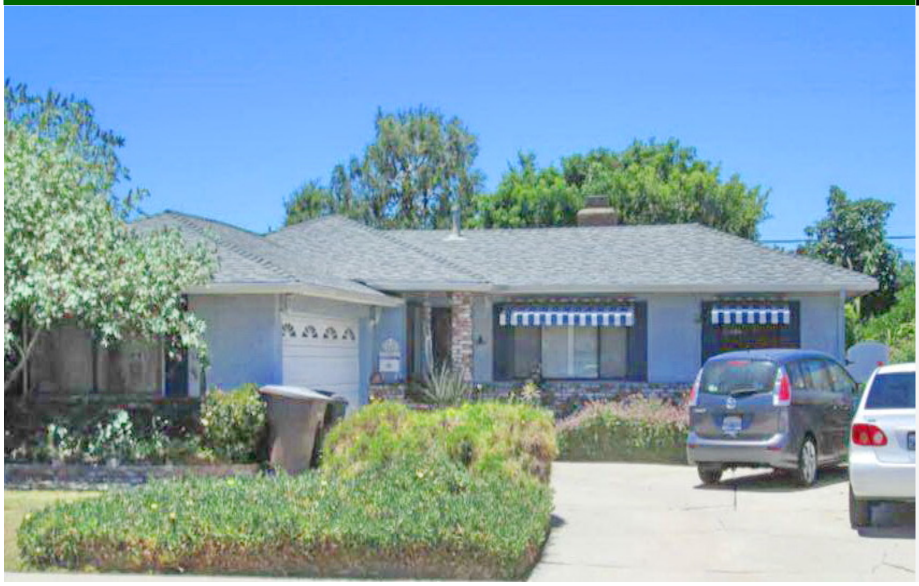
Garden Grove, CA (Orange)

Purchase Rental Property

1st Trust Deed Investment

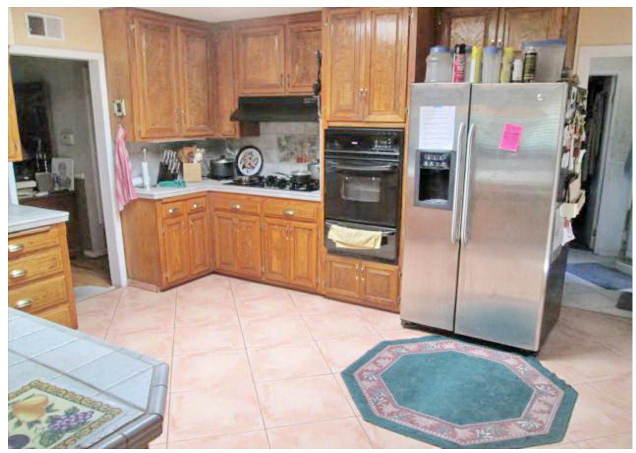
Executive Summary



Property Type	**Single Family**
Occupancy	**Non-Owner**
Loan Amount	**$280,000**
Appraised Value	**$450,000**
Loan-to-Value	**70%** *
Protective Equity	**$120,000** *
Investor Yield	**11.00%**
Term	**3 Years** (40 due in 3)

* based on Purchase Price of $400,000

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



Comments: *Appraisal dated June 26, 2013*

Our borrower is buying this property through a For Sale by Owner transaction for $50,000 less than the appraised value.
The seller will carry back $40,000 in a junior position.
Borrower has documented income and proven liquid assets.

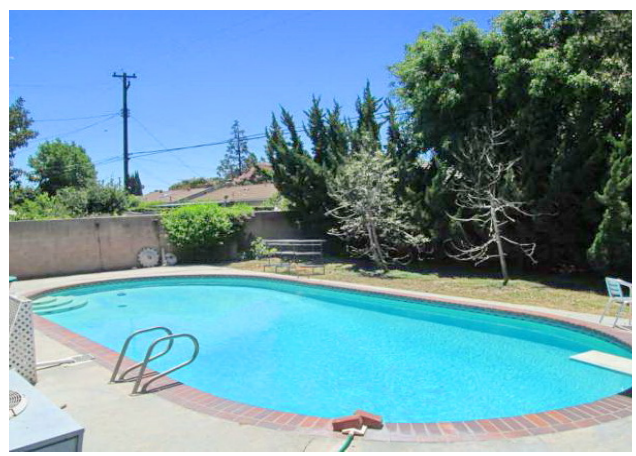
Similar homes rent for about $2,750/month (zillow.com)

Per Appraiser: This property offers 1,794 sq. ft. of living space featuring 4 bedrooms, 2 baths and a 2-car garage on a 7,800 sq. ft. lot.

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
$280,000	whole note – scheduled monthly income	$2,599



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.