Concord, CA (Contra Costa)

Refinance Rental Condominium

1st Trust Deed Investment

Executive Summary

Property Type	**Condominium**
Occupancy	**Non-Owner**
Loan Amount	**$140,000**
Appraised Value	**$270,000**
Loan-to-Value	**52%**
Protective Equity	**$130,000**
Investor Yield	**12.00%**
Term	**3 Years** (40 due in 3)

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

Comments: *Appraisal dated August 6, 2013*

Our borrower is refinancing his property and using the cash proceeds to purchase another rental unit.

The current tenant pays $1,500/month.

The existing purchase money loan was funded by Capital Benefit; the borrower has maintained a perfect payment history over the last 13 months. Title is held in the borrower's corporation.

Per Appraiser: This property offers 1,261 sq. ft. of living space featuring 3 bedrooms, 2 baths and covered parking for 2 cars. The condominium complex features a pool and clubhouse

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$504
$100,000	partial interest – scheduled monthly income	$1,008
$155,000	whole note – scheduled monthly income	$1,563

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.