Oakland, CA (Alameda)

Purchase of Investment Property

1st Trust Deed Investment

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Loan Amount	**$515,000**
Appraised Value	**$750,000**
Loan-to-Value	**70%** *
Protective Equity	**$220,000** *
Investor Yield	**11.00%**
Term	**2 Years** (40 due in 2)

* based on Purchase Price of $735,000

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

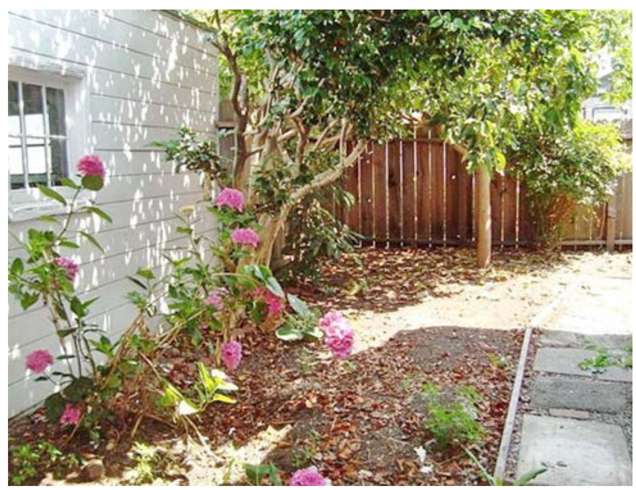
Comments: *Appraisal dated July 24, 2013*

Our borrower is buying this home through a standard sale transaction for $15,000 less than the appraised value.
She has stable employment, good credit and a proven record with Capital Benefit. Her plan is to update the property to maximize its value.

The property is located in the Rockridge neighborhood, about ¼ mile west of Claremont Country Club.

Similar homes rent for about $2,500/month (zillow.com)

Per Appraiser: This property offers 1,215 sq. ft. of living space featuring 2 bedrooms, 1 bath, a 500 sq. ft. basement and a detached 2-car garage on a 3,616 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
$515,000	whole note – scheduled monthly income	$4,781

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.