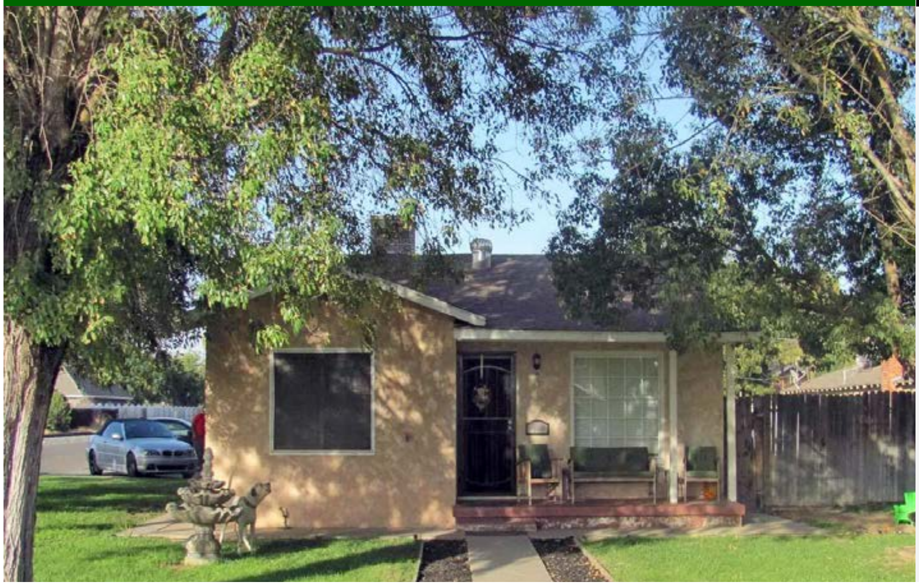
**Madera, CA**

**Refinance Rental Property**

1st Trust Deed Investment

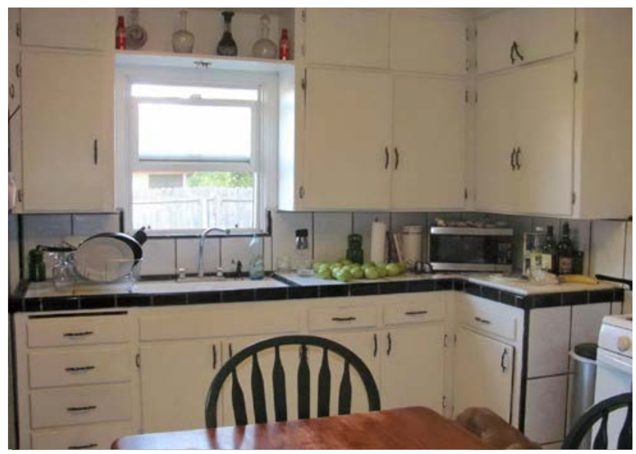
CapitalBenefit
the greener money™

Executive Summary



| | |
|---|---|
| Property Type | **2 Units** |
| Occupancy | **Non-Owner** |
| Loan Amount | **$61,000** |
| Appraised Value | **$94,000** |
| Loan-to-Value | **65%** |
| Protective Equity | **$33,000** |
| 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**



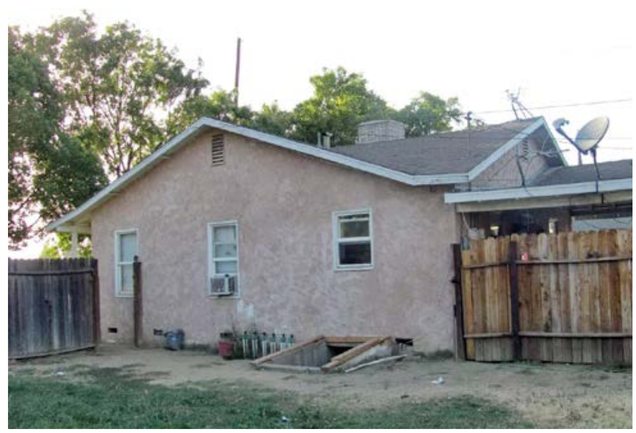
**Comments:** *Appraisal dated September 20, 2013*

Our borrowers are refinancing their investment property to make the balloon payment on the current loan. Capital Benefit funded that mortgage in November 2010, and all payments have been made on time.

A long term tenant is paying $1,150/month.

Per Appraiser: This property offers 2 units on a 11,250 sq. ft. lot:

Unit A: 907 sq. ft. of living space featuring 2 bedrooms, 1 bath and a 253 sq. ft. basement.
Unit B: 672 sq. ft. of living space featuring 2 bedrooms, 1 bath. This unit resulted from a permitted garage conversion.



**Options:** *Available as a whole note investment only*

| | | |
|---|---|---|
| $61,000 | whole note – scheduled monthly income | $615 |

**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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