Orinda, CA (Contra Costa)

Purchase Investment Property

1st Trust Deed Investment

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Loan Amount	**$480,000**
Appraised Value	**$700,000**
Loan-to-Value	**70%** *
Protective Equity	**$205,000** *
Investor Yield	**10.50%**
Term	**2 Years** (40 due in 2)

* based on Purchase Price of $685,000

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

Comments: *Appraisal dated August 23, 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.

Borrower has successfully rehabbed many properties in the Bay Area.
She has already deposited the full downpayment in escrow.
This loan features a 6 month prepayment penalty.

Per Appraiser: This property offers 1,218 sq. ft. of living space featuring 2 bedrooms, 2 baths and a detached 2-car garage on a 12,600 sq. ft. lot.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$444
$100,000	partial interest – scheduled monthly income	$888
$480,000	whole note – scheduled monthly income	$4,265

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.