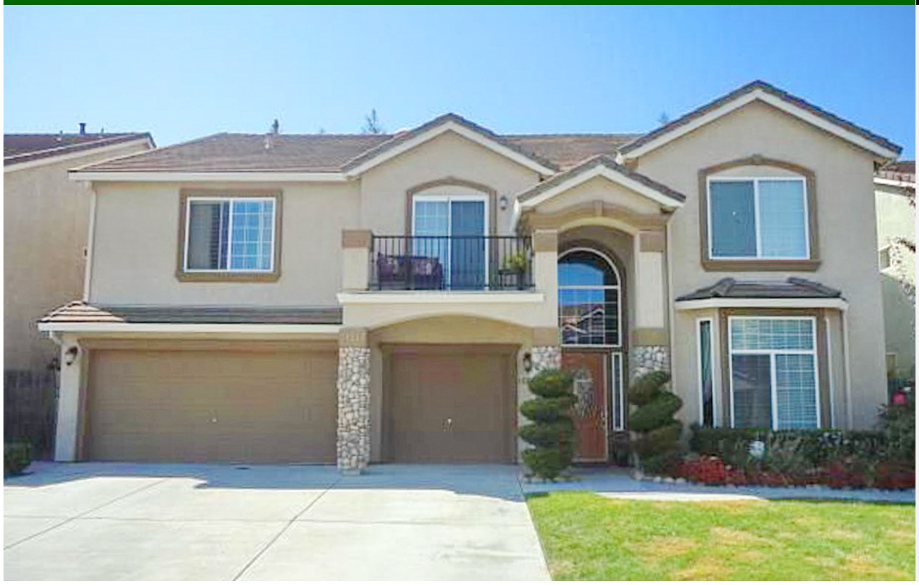
Stockton, CA **(San Joaquin)**

Purchase Rental Property

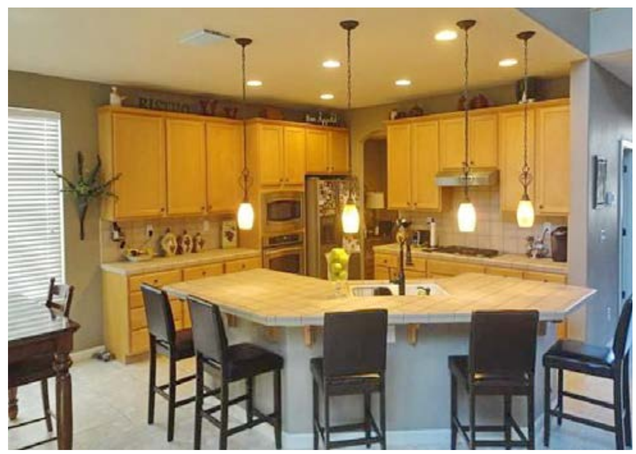
1st Trust Deed Investment

Executive Summary



Property Type	**Single Family**
Occupancy	**Non-Owner**
Loan Amount	**$308,000**
Appraised Value	**$440,000**
Loan-to-Value	**70%**
Protective Equity	**$132,000**
Investor Yield	**10.50%**
Term	**3 Years** (40 due in 3)

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



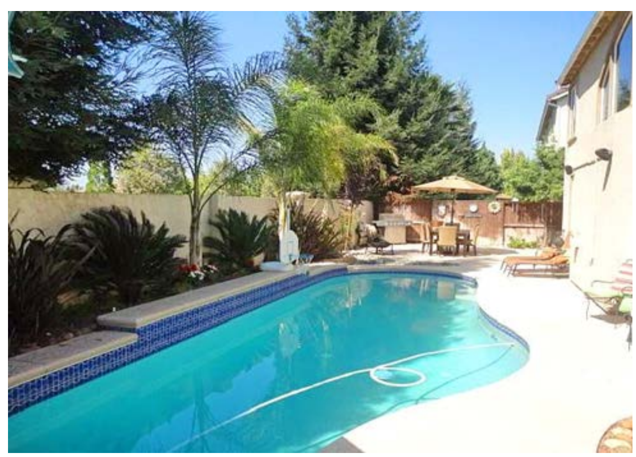
Comments: *Appraisal dated October 16, 2013*

Our borrower is buying this investment property through a standard sale transaction for the appraised value. He has stable employment and owns both his residence and another rental property free and clear.

The current owner bought the home in 2009 for $360,000.

The property is part of Spanos Park West, offering community pools and tennis courts. The HOA fee is $59/month.
Similar homes rent for about $3,000/month (zillow.com)

Per Appraiser: This property offers 4,075 sq. ft. of living space featuring 5 bedrooms, 4 ½ baths, pool and a 3-car garage on a 6,178 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
$308,000	whole note – scheduled monthly income	$2,737

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.

Capital Benefit, Inc. 2727 Newport Blvd. #203 Newport Beach, CA 92663
☎ (949) 566-9040 🖷 (949) 566-9262 info@capitalbenefit.com
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