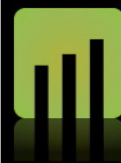


Chula Vista, CA (San Diego)
Purchase Rental Property
1st Trust Deed Investment



CapitalBenefit
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Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Loan Amount	\$193,000
Appraised Value	\$300,000
Loan-to-Value	70% *
Protective Equity	\$82,000 *
Investor Yield	11.00%
Term	3 Years (40 due in 3)

* based on Purchase Price of \$275,000

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

Comments: *Appraisal dated October 17, 2013*

Our borrower is buying this investment property through a standard sale transaction for \$25,000 less than the appraised value. She has stable employment and good credit.

The last standard sale of this property was for \$630,000 in 2006.

The property is located ¾ mile east of the San Diego Bay.
Similar homes rent for about \$1,400/month (zillow.com)
The property also generates \$400/month income from the billboard.

Per Appraiser: This property offers 1,035 sq. ft. of living space featuring 3 bedrooms, 1 bath and a detached 2-car garage on a 4,596 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
\$193,000	whole note – scheduled monthly income	\$1,792

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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