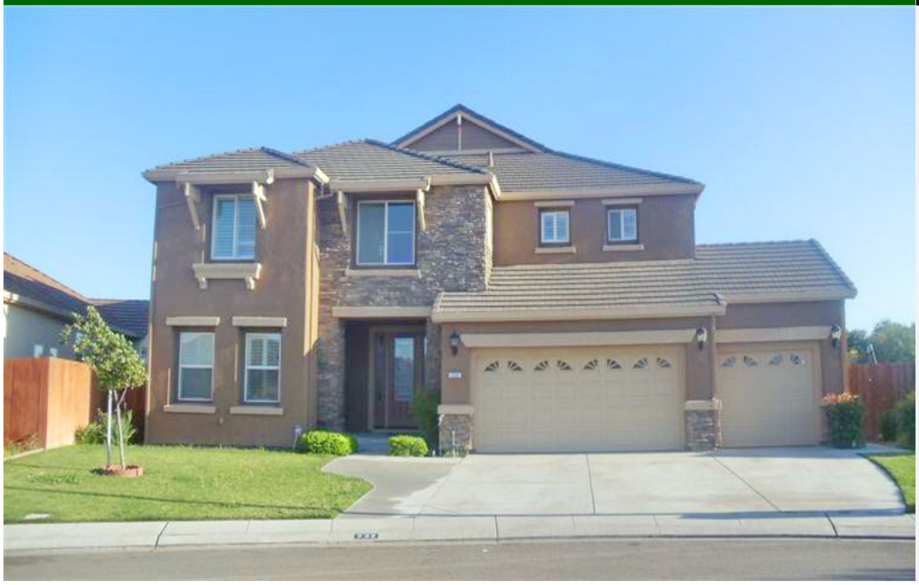
Manteca, CA **(San Joaquin)**

Refinance Large Rental Property

1st Trust Deed Investment

CapitalBenefit
the greener money™

Executive Summary



Property Type	**Single Family**
Occupancy	**Non-Owner**
Loan Amount	**$300,000**
Appraised Value	**$495,000**
Loan-to-Value	**61%**
Protective Equity	**$195,000**
Investor Yield	**11.00%**
Term	**3 Years** (40 due in 3)

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

Comments: *Appraisal dated October 24, 2013*

Our borrower will use the loan proceeds to buy out her brother's interest in the property. She is a licensed real estate salesperson (Realtor) in San Jose.

Borrower has already lined up a tenant for $2,800/month.

Per Appraiser: This property offers 4.383 sq. ft. of living space featuring 7 bedrooms, 5 baths, pool and a 3-car garage on a 10,794 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
$300,000	whole note – scheduled monthly income	$2,785

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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