Pittsburg, CA (Contra Costa)

Refinance Rental Property

1st Trust Deed Investment

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Loan Amount	**$203,000**
Appraised Value	**$290,000**
Loan-to-Value	**70%**
Protective Equity	**$87,000**
Investor Yield	**11.00%**
Term	**3 Years** (40 due in 3)

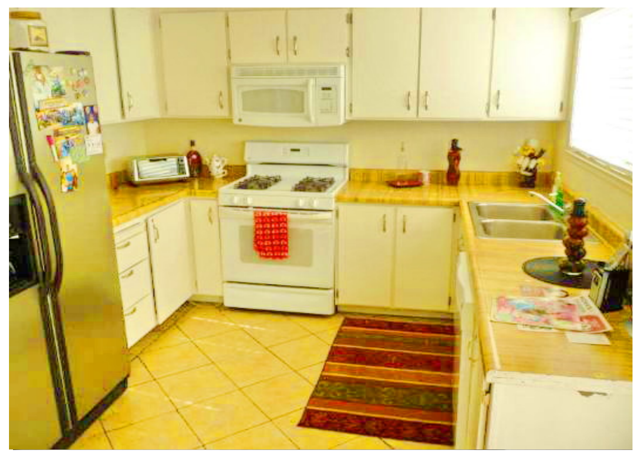
Fund directly into insuring Title Company
Your vesting on Note and Deed of Trust

Comments: *Appraisal dated October 23, 2013*

Our borrower will use the loan proceeds to buy out his sister's interest and to purchase another investment property. He has good credit, stable employment and already owns 2 rentals properties.

The current tenant is paying $1,800/month.

Per Appraiser: This property offers 1,404 sq. ft. of living space featuring 4 bedrooms, 2 baths and a 2-car garage on an 8,400 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
$203,000	whole note – scheduled monthly income	$1,884

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.