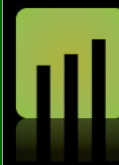


Oakland, CA (Alameda)
Refinance Rental Property
1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Loan Amount	\$130,000
Appraised Value	\$210,000
Loan-to-Value	62%
Protective Equity	\$80,000
Investor Yield	11.50%
Term	3 Years (40 due in 3)

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

Comments: Appraisal dated September 29, 2013

Our borrower owns this property free and clear. He bought the home earlier this year through a short sale transaction, rehabbed it and is now collecting \$1,600/month in rent. The house is located just one mile from Oakland International Airport.

The loan proceeds will be used to buy another investment property. Borrower already owns 4 rentals including one across the street from the subject. He has stable employment and good credit.

Per Appraiser: This property offers 1,746 sq. ft. of living space featuring 3 bedrooms, 2 baths and a 1-car garage on a 5,720 sq. ft. lot.



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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$484
\$100,000	partial interest – scheduled monthly income	\$968
\$130,000	whole note – scheduled monthly income	\$1,259

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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