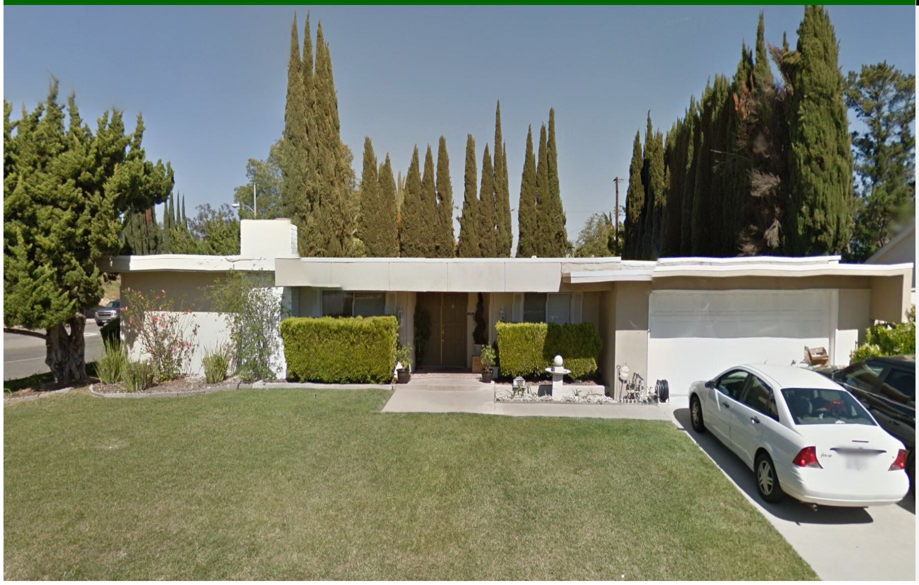
Thousand Oaks, CA (Ventura)

Refinance Rental Property

1st Trust Deed Investment

CapitalBenefit the greener money™

Executive Summary



Property Type	**Single Family**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$325,000**
Appraised Value	**$542,000**
Loan-to-Value	**60%**
Protective Equity	**$217,000**
Investor Yield	**10.75%**
Term	**3 Years** (40 due in 3)

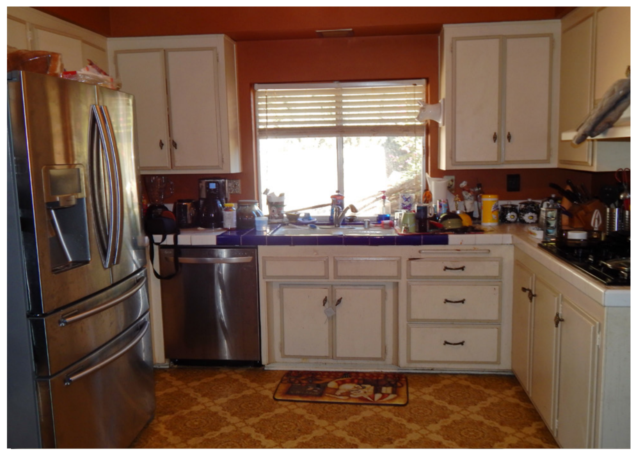
Fund directly into insuring Title Company
Your vesting on Note and Deed of Trust

Comments: *Appraisal dated January 16, 2014*

Our borrowers inherited this property two years ago and must now make the balloon payment on the current mortgage. They will use the net loan proceeds to update the home to improve its rental potential and marketability. The exit strategy is to sell within 12 – 18 months.

Thousand Oaks is separated from the Pacific Ocean and Malibu by the Santa Monica Mountains. The city is a perennial contender on the "best places to live" lists.

Per Appraiser: This property offers 1,792 sq. ft. of living space featuring 3 bedrooms, 2 baths and a 2-car garage on a 10,100 sq. ft. corner lot.



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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$454
$100,000	partial interest – scheduled monthly income	$908
$325,000	whole note – scheduled monthly income	$2,952

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.