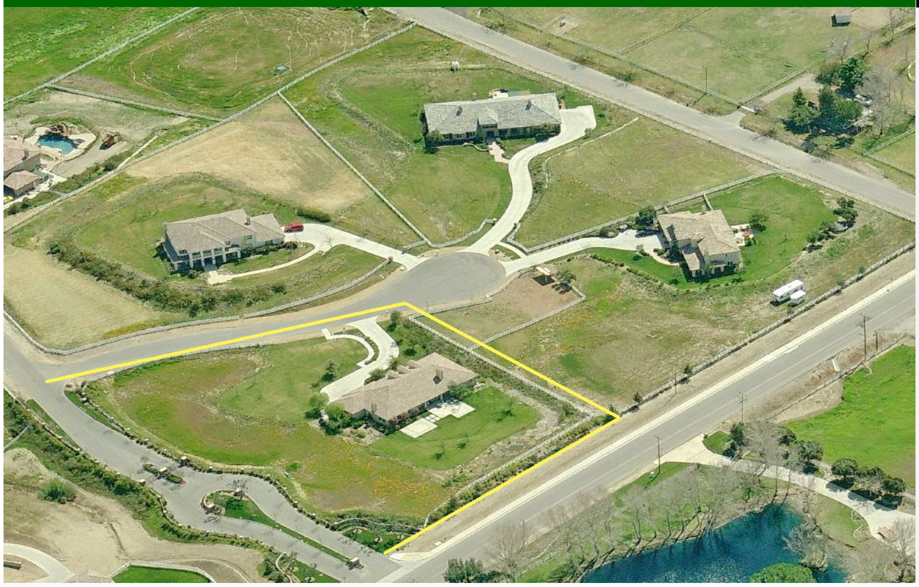
Murrieta, CA (Riverside)

No Cash-Out Refinance of Rental Property

1st Trust Deed Investment

CapitalBenefit
the greener money™

Executive Summary



Property Type	**Single Family**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$525,000**
Appraised Value	**$750,000**
Loan-to-Value	**70%**
Protective Equity	**$225,000**
Investor Yield	**11.00%**
Term	**2 Years** (40 due in 2)

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

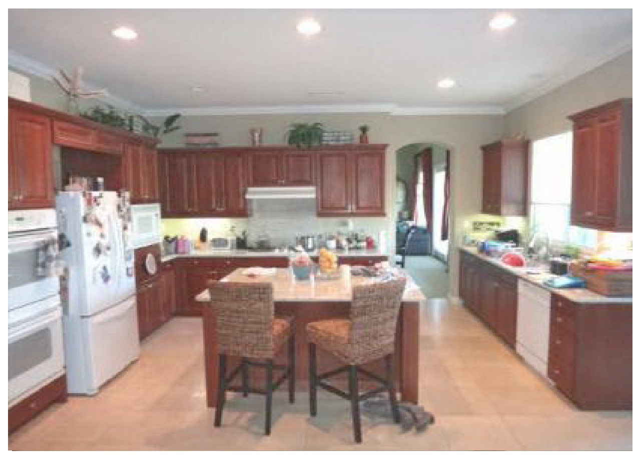
Comments: *Appraisal dated February 1, 2014*

Our borrower bought this property one year ago and must now make his balloon payment. He owns three rental properties and has good employment.

The home is part of a gated community with large homes and lots.

The property is currently rented at $4,700/month.

Per Appraiser: This property offers 3,472 sq. ft. of living space featuring 4 bedrooms, 3 ½ baths and a 4-car garage on 1.81 acres.



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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$474
$250,000	partial interest – scheduled monthly income	$2,371
$525,000	whole note – scheduled monthly income	$4,978

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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