Long Beach, CA (Los Angeles)

Purchase of Rental Property

1st Trust Deed Investment

CapitalBenefit the greener money™

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$184,000**
Appraised Value	**$395,000**
Loan-to-Value	**48%** *
Protective Equity	**$200,000** *
Investor Yield	**10.25%**
Term	**3 Years** (40 due in 3)

* based on Purchase Price of $384,000

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

Comments: *Appraisal dated March 17, 2014*

Our borrower is buying this property through a standard sale transaction for $11,000 less than the appraised value. She has good credit, stable employment and a proven track record with Capital Benefit.

The current owner bought the home in 2008 for $329,000. It has since been remodeled throughout.

Similar properties rent for about $1,800/month (zillow.com)

Per Appraiser: This property offers 662 sq. ft. of living space featuring 1 bedroom, 1 bath and a 1-car garage on a 2,701 sq. ft. lot.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$444
$100,000	partial interest – scheduled monthly income	$889
$184,000	whole note – scheduled monthly income	$1,635

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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