Lucerne Valley, CA (San Bernardino)

Refinance Rental Property at 50% LTV

1st Trust Deed Investment

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$210,000**
Appraised Value	**$417,000**
Loan-to-Value	**50%**
Protective Equity	**$207,000**
Investor Yield	**10.75%**
Term	**3 Years** (40 due in 3)

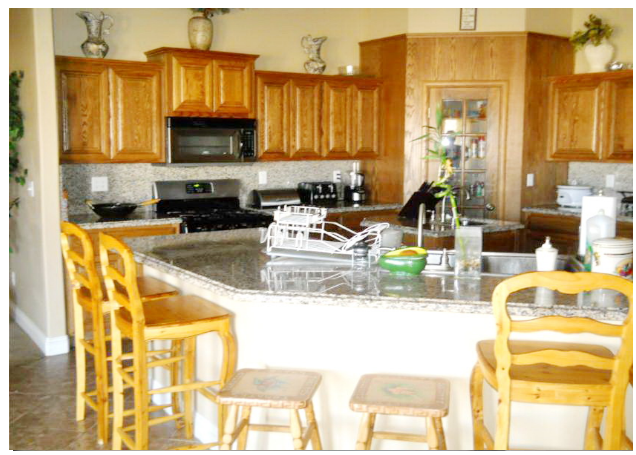
Fund directly into insuring Title Company
Your vesting on Note and Deed of Trust

Comments: *Appraisal dated March 15, 2014*

Our borrower is refinancing her investment property to make the balloon payment on the current loan and to finance improvements to the property (landscaping and driveway). She has stable employment and excellent credit.

The property is currently rent at $3,500/month.

Per Appraiser: This property offers 3,702 sq. ft. of living space featuring 4 bedrooms, 4 baths and a 3-car garage on a 107,396 sq. ft. 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
$210,000	whole note – scheduled monthly income	$1,908

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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