Carmel, CA (Monterey)

Purchase of Rental Property on 5.72 Acres

1st Trust Deed Investment

Capital Benefit

the greener money™

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$735,000**
Appraised Value	**$1,050,000**
Loan-to-Value	**70%**
Protective Equity	**$315,000**
Investor Yield	**10.25%**
Term	**2 Years** (40 due in 2)

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

Comments: *Appraisal dated May 10, 2014*

Our borrower is buying this property through a standard sale transaction for the appraised value. He has substantial income and excellent credit.

Borrower plans to renovate the property and expand the guest house to maximize the property's income potential.

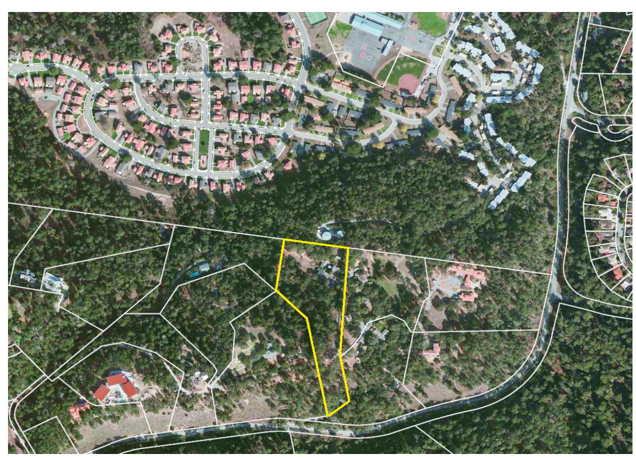
Per Appraiser: This property consists of

- main house offering 3,482 sq. ft. of living space featuring 3 bedrooms, 3 baths
- 2 guest houses each featuring 1 bedroom and 1 bath
- detached barn with 2 car garage, workshop and storage

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$434
$100,000	partial interest – scheduled monthly income	$869
$735,000	whole note – scheduled monthly income	$6,386



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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