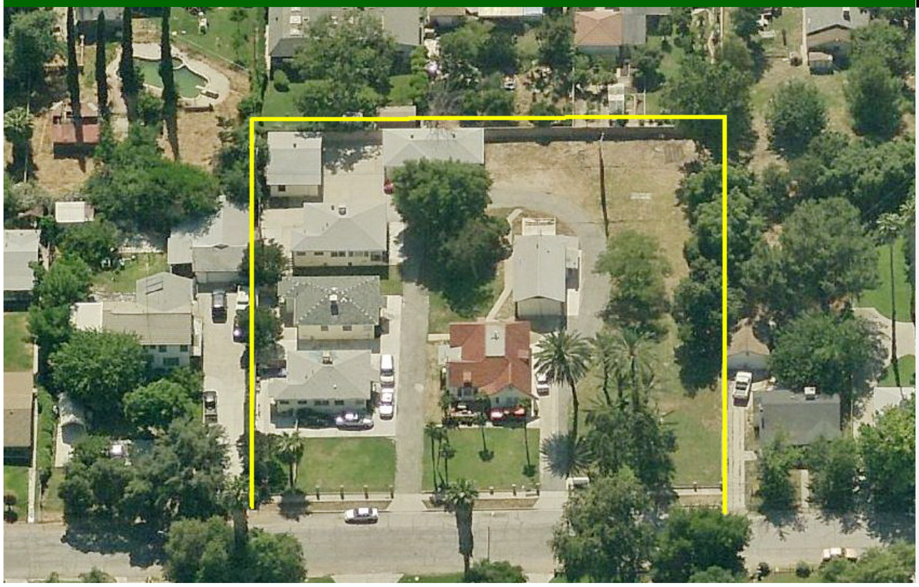
San Bernardino, CA

Refinance Fourplex with strong cashflow

2nd Trust Deed Investment

CapitalBenefit
the greener money™

Executive Summary



Property Type	**Fourplex**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$92,000**
Appraised Value	**$360,000**
Combined Loan-to-Value	**65%** *
Protective Equity	**$125,000** *
Investor Yield	**12.50%**
Term	**3 Years** (40 due in 3)

* 1st mortgage $143,000 at 5.125% 30-year fixed

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

Comments: *Appraisal dated April 15, 2014*

Our borrower is refinancing to fund the remodel of his income property. He has good credit and stable employment.

Rental income of $3,550/month produces strong net positive cashflow.

Per Appraiser: This property consists of:
Unit A: 3 bedrooms, 2 baths, 1,352 sq. ft. living space @ $1,000/month
Unit B: 2 bedrooms, 1 bath, 1,023 sq. ft. living space @ $850/month
Unit C: 2 bedrooms, 1 bath, 1,023 sq. ft. living space @ $850/month
Unit D: 2 bedrooms, 1 bath, 849 sq. ft. living space @$850/month
1 3-car garage and 3 2-car garages on a 46,173 sq. ft. lot

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$524
$92,000	whole note – scheduled monthly income	$965

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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