Riverside, CA

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	**$420,000**
Appraised Value	**$650,000**
Loan-to-Value	**65%** *
Protective Equity	**$225,000** *
Investor Yield	**10.75%**
Term	**3 Years** (40 due in 3)

* based on Purchase Price of $645,000

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

Comments: *Appraisal dated April 29, 2014*

Our borrowers are buying this investment property through a standard purchase transaction for $5,000 below the appraised value. They have proven reserves and stable employment.

Similar properties rent for about $3,900/month (zillow.com)

Per Appraiser: This property offers 3,389 sq. ft. of living space featuring 4 bedrooms, 4 1/2 baths and a 2-car garage on a 23,958 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
$420,000	whole note – scheduled monthly income	$3,815

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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