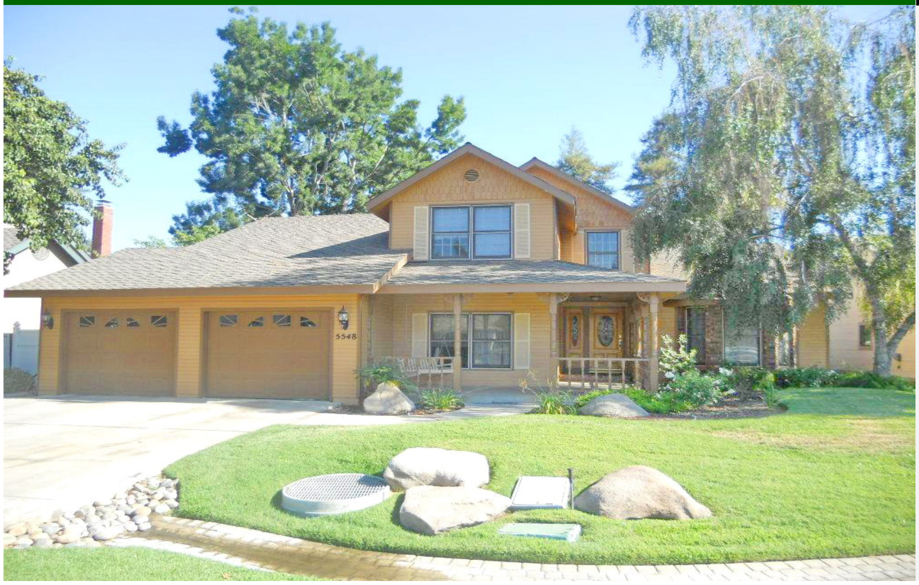
Visalia, CA (Tulare)

Refinance Residence for Business Purpose

1st Trust Deed Investment

Executive Summary



Property Type	**Single Family**
Occupancy	**Owner**
Purpose	**Business**
Loan Amount	**$300,000**
Appraised Value	**$460,000**
Loan-to-Value	**65%**
Protective Equity	**$160,000**
Investor Yield	**10.50%**
Term	**3 Years** (40 due in 3)

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

Comments: *Appraisal dated July 11, 2014*

Our borrower bought this property in early 2013 and has since completed a remodel. She owns the home free and clear and will use the funds to purchase another restaurant (currently operates 4 establishments).

Per Appraiser: This property offers 2,789 sq. ft. of living space featuring 4 bedrooms, 3 baths, small boat dock and a 2-car garage on a 10,312 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
$300,000	whole note – scheduled monthly income	$2,666

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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