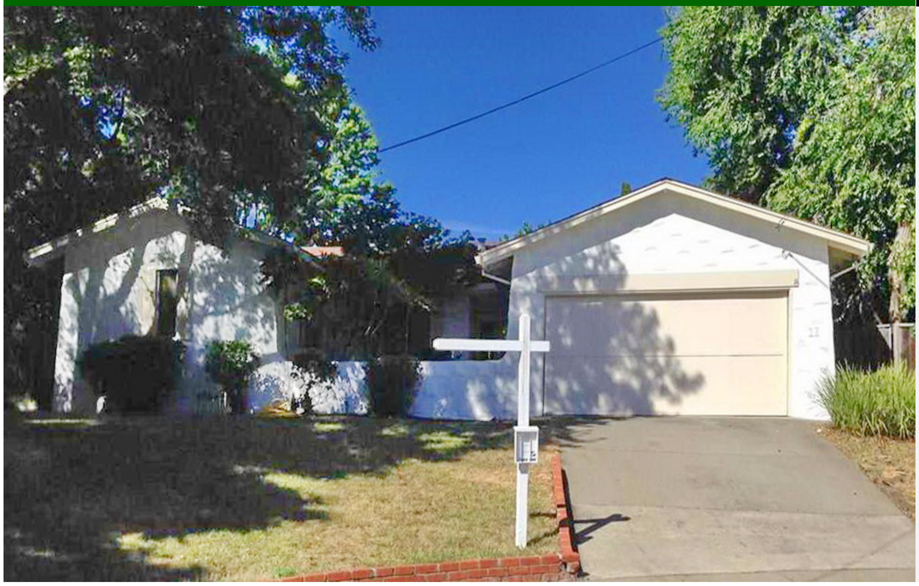
Pleasant Hill, CA (Contra Costa)

Purchase of Investment Property

1st Trust Deed Investment

Executive Summary



Property Type	**Single Family**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$340,000**
Appraised Value	**$585,000**
Loan-to-Value	**58%**
Protective Equity	**$245,000**
Investor Yield	**10.00%**
Term	**3 Years** (40 due in 3)

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

Comments: *Appraisal dated October 23, 2014*

Our borrower is buying this property through a standard sale transaction for the appraised value.
He has stable employment and very good credit.

The last regular sale of this property was in 2005 for $600,000.

Similar properties rent for about $2,850/month (zillow.com)

Per Appraiser: This property offers 1,704 sq. ft. of living space featuring 4 bedrooms, 2 baths and a 2-car garage on a 8,850 sq. ft. lot.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$425
$100,000	partial interest – scheduled monthly income	$849
$340,000	whole note – scheduled monthly income	$2,887

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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