Ventura, CA

Refinance Rental Property

1st Trust Deed Investment

CapitalBenefit
the greener money™

Executive Summary

Property Type	**2 units**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$273,000**
Appraised Value	**$420,000**
Loan-to-Value	**65%**
Protective Equity	**$147,000**
Investor Yield	**10.00%**
Term	**2 Years** (40 due in 2)

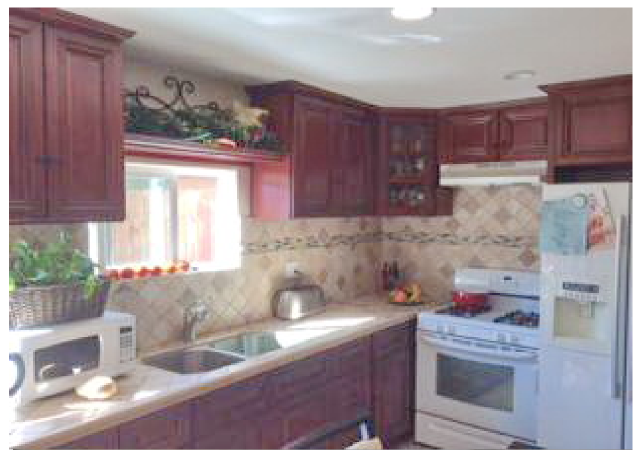
Fund directly into insuring Title Company
Your vesting on Note and Deed of Trust

Comments: *Appraisal dated October 17, 2014*

Our borrower bought this property one year ago through a foreclosure sale. She has since remodeled the home which she owns free and clear. The loan proceeds will allow her to buy another rental property.
She has excellent credit and stable employment.

The main house is rented for $2,100/month
The guest house is rented for $1,900/month

Per Appraiser: The main house offers 1,020 sq. ft. of living space featuring 3 bedrooms and 2 baths. The guest house offers 896 sq. ft. of living space featuring 3 bedrooms and 1 bath. The lot size is 8,000 sq. ft.



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
$273,000	whole note – scheduled monthly income	$2,318

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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