San Jose, CA (Santa Clara)

Refinance Investment Property

1st Trust Deed Investment

CapitalBenefit
the greener money™

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$240,000**
Appraised Value	**$730,000**
Loan-to-Value	**33%**
Protective Equity	**$490,000**
Investor Yield	**10.00%**
Term	**2 Years** (40 due in 2)

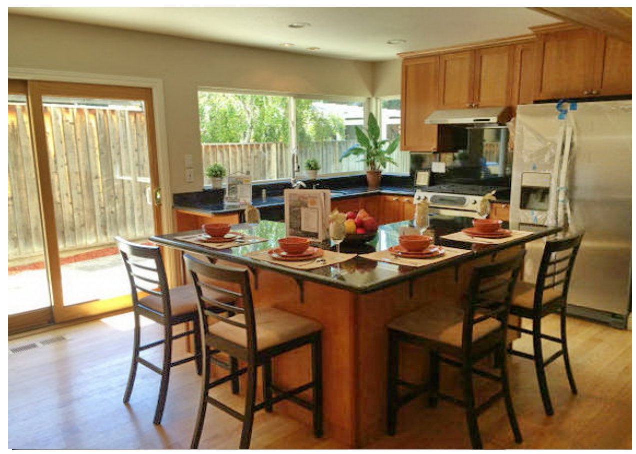
Fund directly into insuring Title Company
Your vesting on Note and Deed of Trust

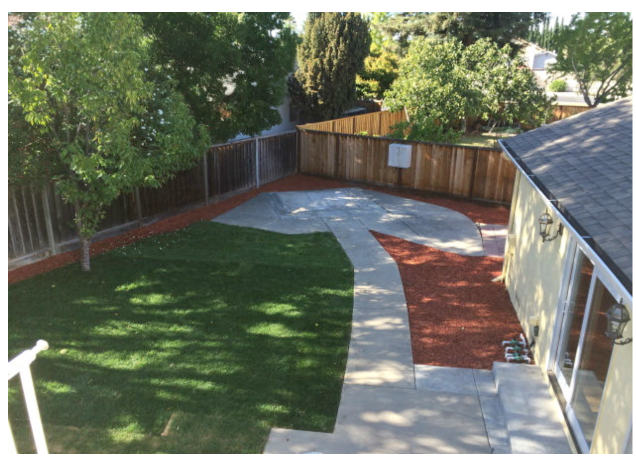
Comments: *Appraisal dated December 1, 2014*

Our borrower bought this property through a short sale transaction earlier this year. He just completed the remodel and plans to sell the home early 2015. This loan carries a 3-month prepayment penalty period.

He owns the property free and clear and will use the loan proceeds to purchase another rental.
Borrower has a multi-year, proven track record with Capital Benefit.

Per Realtor: This property offers 1,896 sq. ft. of living space featuring 4 bedrooms, 3 baths and a 2-car garage on a 7,038 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
$240,000	whole note – scheduled monthly income	$2,038

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.