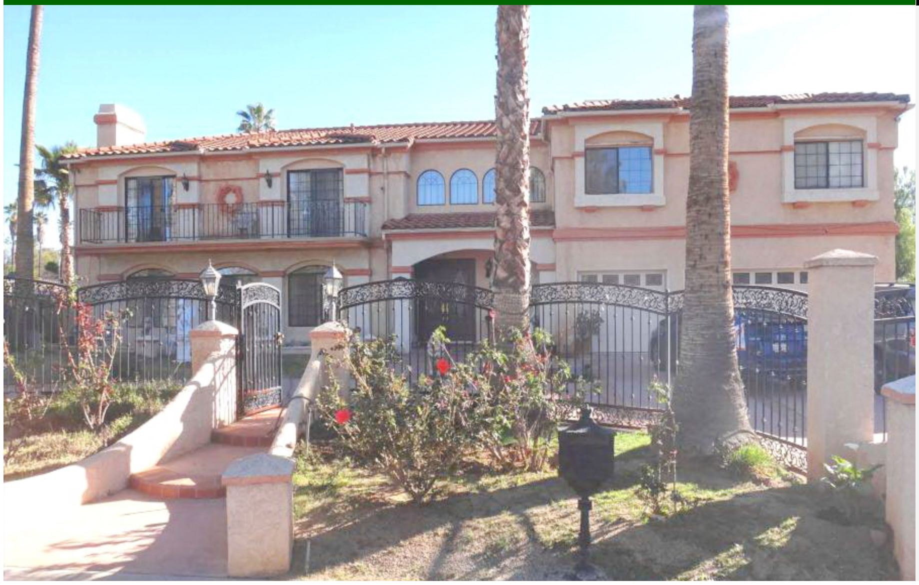
Riverside, CA

Refinance Rental Property

1st Trust Deed Investment

Executive Summary



Property Type	**Single Family**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$630,000**
Appraised Value	**$1,000,000**
Loan-to-Value	**63%**
Protective Equity	**$370,000**
Investor Yield	**10.25%**
Term	**3 Years** (40 due in 3)

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

Comments: *Appraisal dated January 7, 2014*

Our borrower bought this property five years ago directly from the bank. He has since remodeled the home and has had a long term tenant. The loan proceeds will be used to expand his business.

The property is currently rented for $4,500/month.

Per Appraiser: This property offers 5,813 sq. ft. of living space featuring 6 bedrooms, 4 ½ baths, pool/spa, tennis court and a 3-car garage on a 43,124 sq. ft. lot.

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

Examples of investor returns —

$100,000	partial interest – scheduled monthly income	$868
$250,000	partial interest – scheduled monthly income	$2,172
$630,000	whole note – scheduled monthly income	$5,474

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.