Murrieta, CA (Riverside)

Refinance Rental Property

1st Trust Deed Investment

Capital Benefit
the greener money™

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$765,000**
Appraised Value	**$1,275,000**
Loan-to-Value	**60%**
Protective Equity	**$510,000**
Investor Yield	**10.00%**
Term	**2 Years** (40 due in 2)

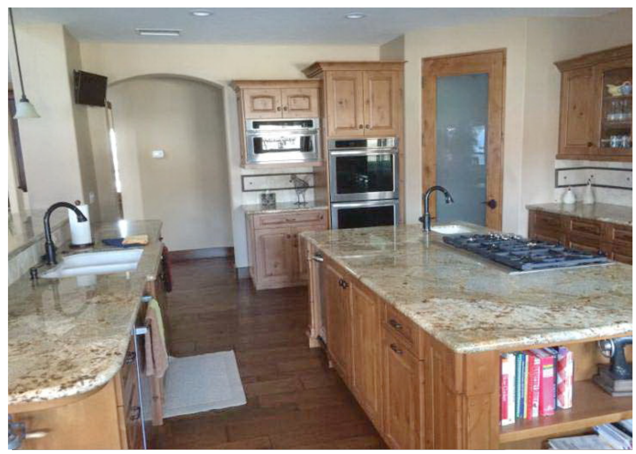
Fund directly into insuring Title Company
Your vesting on Note and Deed of Trust

Comments: *Appraisal dated January 20, 2015*

Our borrower bought this property two years ago directly from the bank for $725,000. She has since spent over $500,000 on a massive remodel. The new loan will pay off the current 1st mortgage and all other debts incurred during the renovation.

The property is currently generating $9,500/month in income.

Per Appraiser: This property offers a main house with 3,616 sq. ft. of living space featuring 4 bedrooms, 3 ½ baths, pool/spa and a 3-car garage. Other structures include barns and stables. Lot size is 5.04 acres.



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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$425
$250,000	partial interest – scheduled monthly income	$2,123
$765,000	whole note – scheduled monthly income	$6,496

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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