San Bruno, CA (San Mateo)

Refinance Rental Property

1st Trust Deed Investment

CapitalBenefit
the greener money™

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$450,000**
Appraised Value	**$740,000**
Loan-to-Value	**61%**
Protective Equity	**$290,000**
Investor Yield	**10.00%**
Term	**3 Years** (40 due in 3)

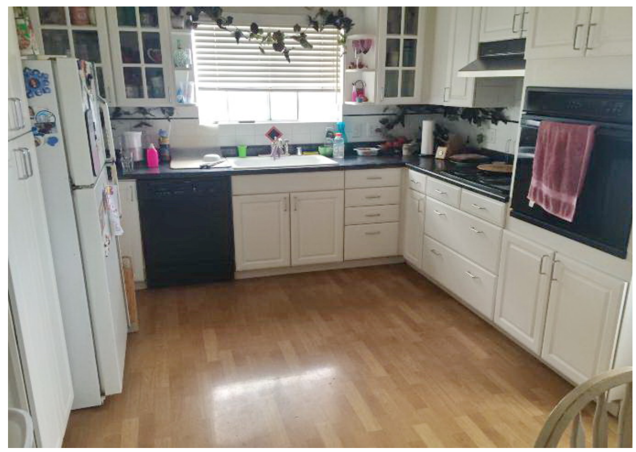
Fund directly into insuring Title Company
Your vesting on Note and Deed of Trust

Comments: *Appraisal dated January 7, 2014*

Our borrower is a licensed real estate broker who inherited this property 3 years ago. She will use the loan proceeds to make the balloon payment and update the home.

The property is currently rented for $3,200/month.

Per Appraiser: This view property offers 1,178 sq. ft. of living space featuring 3 bedrooms, 2 baths, a 698 sq. ft. basement and a 2-car garage on a 6,100 sq. ft. lot.



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

Examples of investor returns —

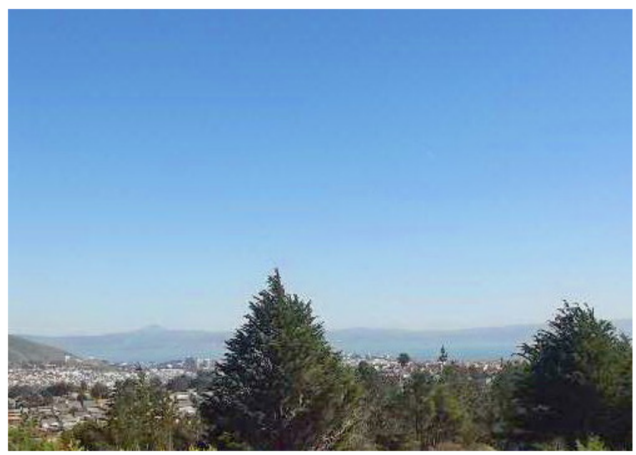
$50,000	partial interest – scheduled monthly income	$425
$100,000	partial interest – scheduled monthly income	$849
$450,000	whole note – scheduled monthly income	$3,821

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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