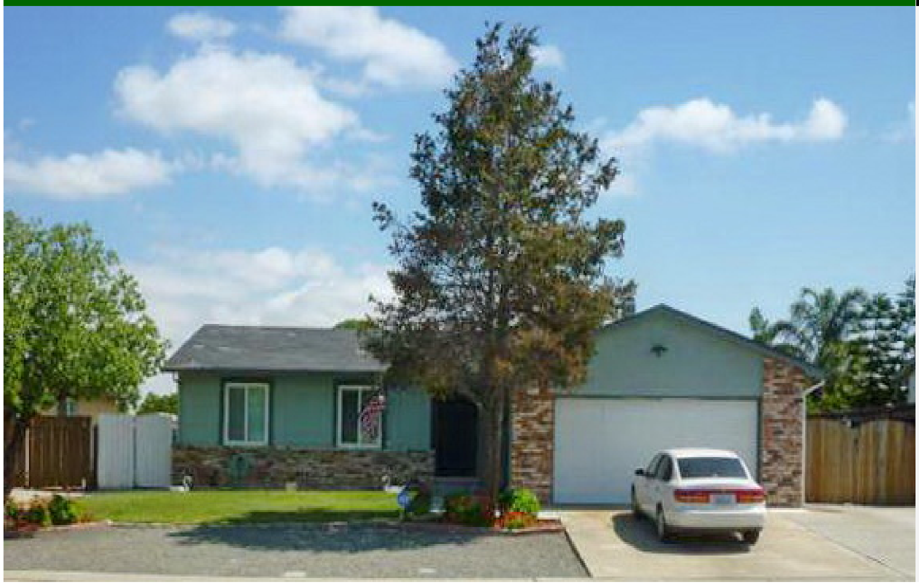
Antioch, CA **(Contra Costa)**

Refinance Rental Property

1st Trust Deed Investment

Executive Summary



Property Type	**Single Family**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$200,000**
Appraised Value	**$300,000**
Loan-to-Value	**67%**
Protective Equity	**$100,000**
Investor Yield	**11.00%**
Term	**3 Years** (40 due in 3)

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

Comments: *Appraisal dated May 15, 2015*

Our borrower owns this property free and clear. He owns three other rental properties. His credit is very good, and he has a perfect track record with Capital Benefit. The loan proceeds will be used to purchase another rental (currently in escrow).

The tenant is paying $1,650/month.

Per Appraiser: This property offers 1,450 sq. ft. of living space featuring 4 bedrooms, 2 baths and a 2-car garage on a 9,800 sq. ft. lot.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$464
$100,000	partial interest – scheduled monthly income	$928
$200,000	whole note – scheduled monthly income	$1,857

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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