Elk Grove, CA (Sacramento)

Purchase of Rental Property

1st Trust Deed Investment

CapitalBenefit
the greener money™

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$150,000**
Appraised Value	**$215,000**
Loan-to-Value	**70%**
Protective Equity	**$65,000**
Investor Yield	**10.50%**
Term	**2 Years** (40 due in 2)

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

Comments: *Appraisal dated April 22, 2015*

Our borrower is buying this property through a standard sale transaction for the appraised value. She has stable employment and owns her residence nearby.

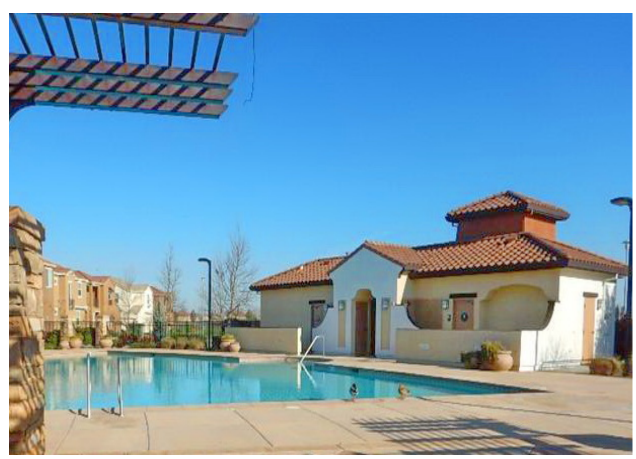
Similar properties rent for about $1,600/month (zillow.com)

Per Appraiser: This property offers 1,229 sq. ft. of living space featuring 2 bedrooms, 2 ½ baths and a 1-car garage on a 1,806 sq. ft. lot. The HOA fee is $200/month which includes security, pool/spa and clubhouse.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$444
$100,000	partial interest – scheduled monthly income	$889
$150,000	whole note – scheduled monthly income	$1,333



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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