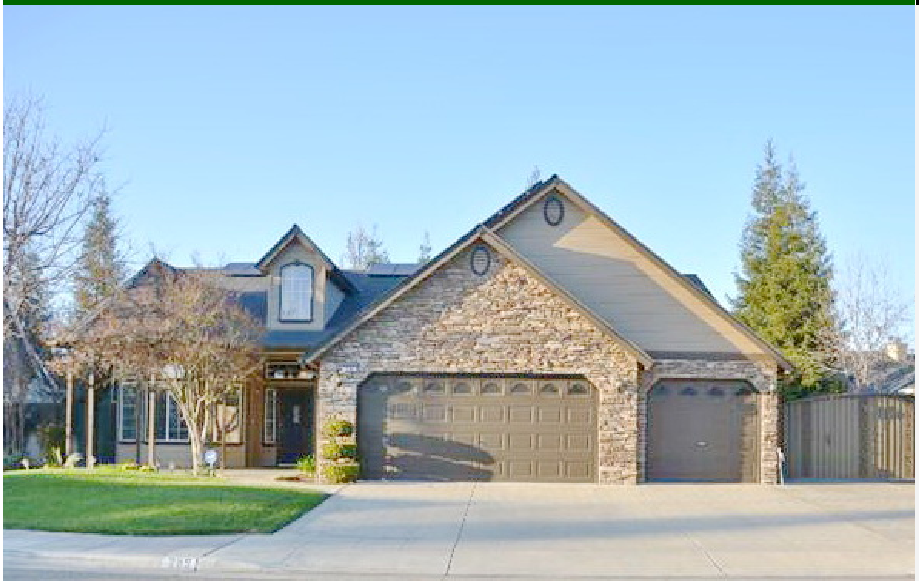
Clovis, CA (Fresno)

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	**$235,000**
Appraised Value	**$420,000**
Loan-to-Value	**56%**
Protective Equity	**$185,000**
Investor Yield	**9.50%**
Term	**3 Years** (40 due in 3)

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

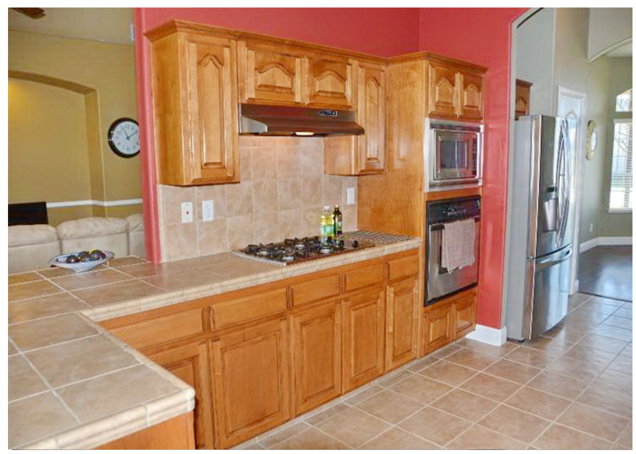
Comments: *Appraisal dated June 18, 2015*

Our borrower is buying this property through a standard sale transaction for $5,000 more than the appraised value.
He has stable employment and excellent credit.

The current owner bought the home in 2012 for $335,000.

Similar properties rent for about $2,100/month (zillow.com)

Per Appraiser: This property offers 2,280 sq. ft. of living space featuring 4 bedrooms, 2 baths and a 3-car garage on a 8,960 sq. ft. lot.



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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$405
$100,000	partial interest – scheduled monthly income	$810
$235,000	whole note – scheduled monthly income	$1,904

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.