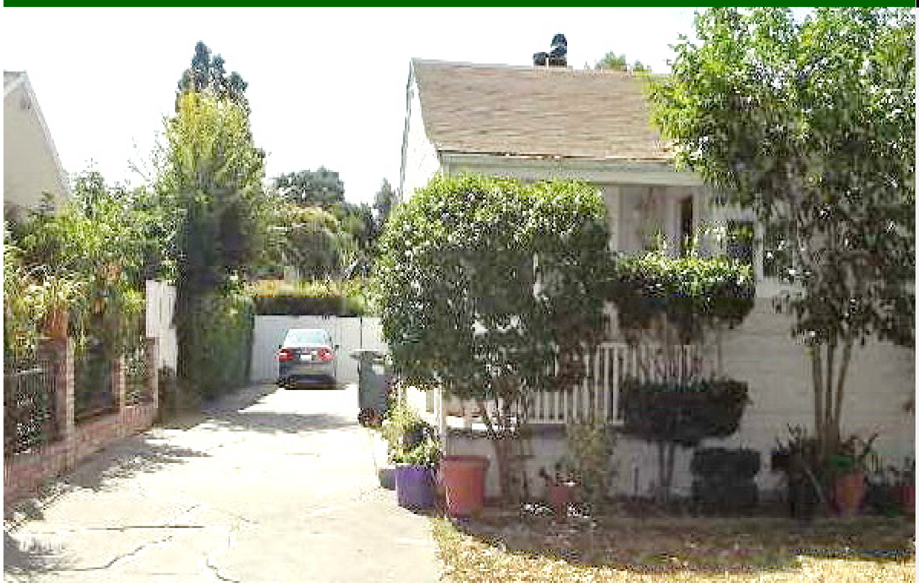
San Mateo, CA

Refinance Rental Duplex

2nd Trust Deed Investment

CapitalBenefit
the greener money™

Executive Summary



Property Type	**Single Family**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$150,000**
Appraised Value	**$1,000,000**
Combined Loan-to-Value	**62%** *
Protective Equity	**$380,000** *
Investor Yield	**11.50%**
Term	**3 Years** (40 due in 3)

* 1st mortgage $470,000 at 2.00%

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

Comments: *Appraisal dated August 10, 2015*

Our borrower has owned this property since 2003. She is a local realtor and will use the loan proceeds to make improvements to the units.

Each unit is rented for $2,000/month.

Per Appraiser: This property consists of:
Unit A offering 823 sq. ft. of living space, 2 bedrooms, 1 bath
Unit B offering 696 sq. ft. of living space, 2 bedrooms, 1 bath
2 car garage. Lot size 5,650 sq. ft.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$484
$100,000	partial interest – scheduled monthly income	$968
$150,000	whole note – scheduled monthly income	$1,452

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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