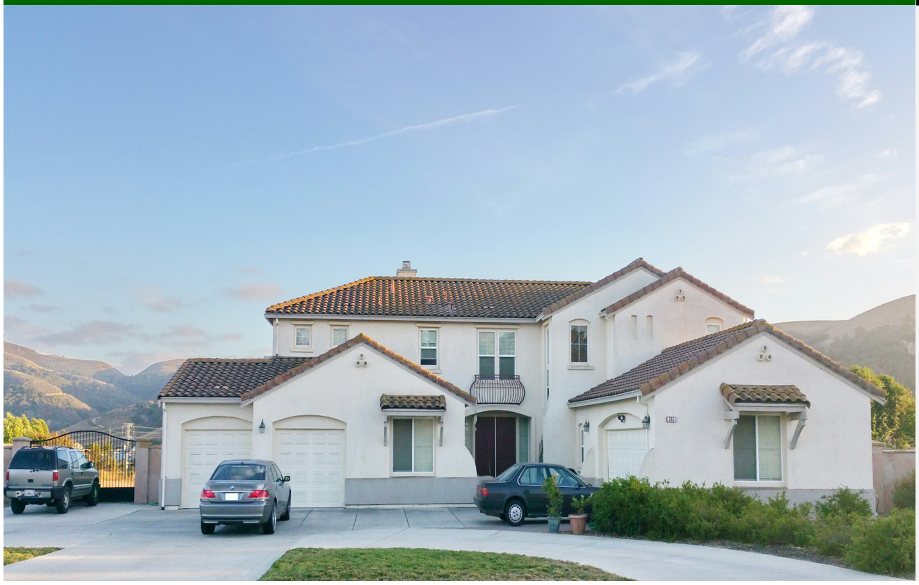
San Juan Bautista, CA (Benito)

Refinance Rental Property

1st Trust Deed Investment

Executive Summary



Property Type	**Single Family**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$570,000**
Appraised Value	**$850,000**
Loan-to-Value	**67%**
Protective Equity	**$280,000**
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 September 22, 2015*

Our borrowers inherited this home. They must now pay off the existing mortgage. Borrowers will prepay 12 months of mortgage payments while they consider whether to hold the property for income or to sell.

The current tenant is paying $3,800/month.

Per Appraiser: This property offers 3,467 sq. ft. of living space featuring 5 bedrooms, 3 ½ baths and a 4-car garage on a 27,648 sq. ft. lot.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$425
$250,000	partial interest – scheduled monthly income	$2,123
$570,000	whole note – scheduled monthly income	$4,840

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.