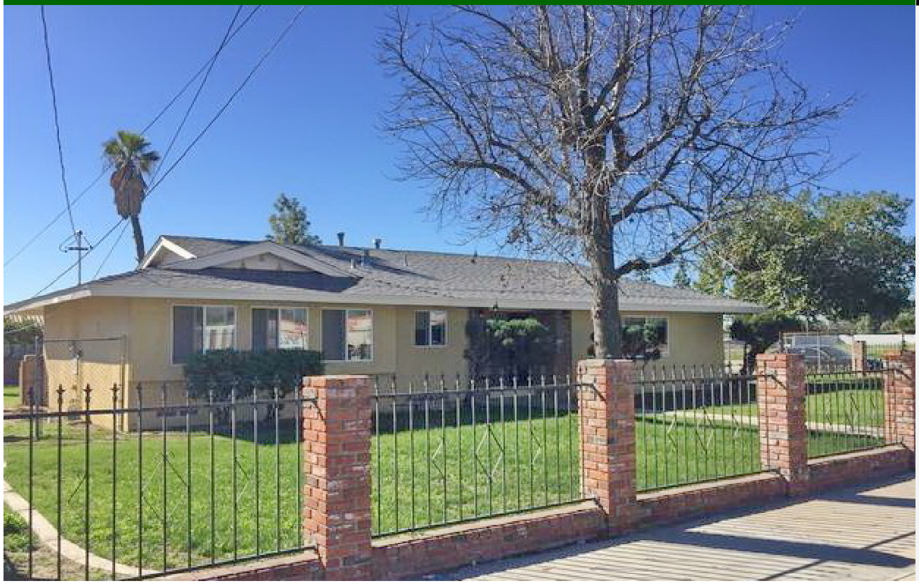
San Bernardino, CA

Refinance Investment Property

1st Trust Deed Investment

CapitalBenefit
the greener money™

Executive Summary



Property Type	**Single Family**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$162,000**
Appraised Value	**$250,000**
Loan-to-Value	**65%**
Protective Equity	**$88,000**
Investor Yield	**10.00%**
Term	**2 Years** (40 due in 2)

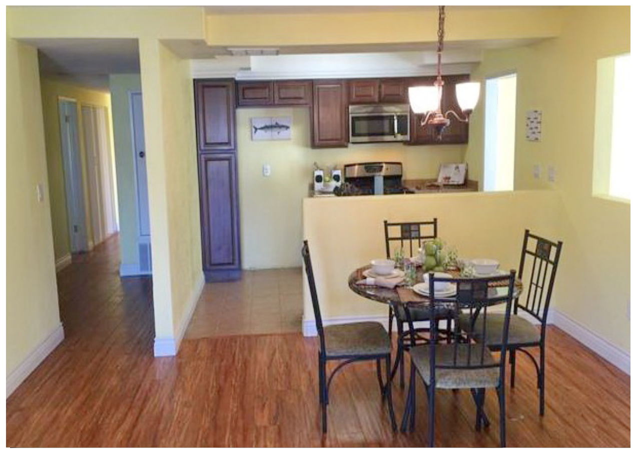
Fund directly into insuring Title Company
Your vesting on Note and Deed of Trust

Comments: *Appraisal dated August 22, 2015*

Our borrower bought this property earlier this year and just completed the remodel. The home is now listed for sale but borrower wants to free up capital to purchase another property. This loan has a 6 month prepayment penalty.

Similar properties rent for about $1,950/month (zillow.com)
The local high school is less than a block to the west; a middle school is located just one block north.

Per Appraiser: This property offers 2,032 sq. ft. of living space featuring 3 bedrooms, 2 baths and a 2-car garage on a 5,029 sq. ft. lot.



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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$425
$100,000	partial interest – scheduled monthly income	$849
$162,000	whole note – scheduled monthly income	$1,376

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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