Clayton, CA (Contra Costa)

Refinance Rental Property

1st Trust Deed Investment

CapitalBenefit
the greener money™

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$500,000**
Appraised Value	**$880,000**
Loan-to-Value	**57%**
Protective Equity	**$380,000**
Investor Yield	**9.25%**
Term	**3 Years** (40 due in 3)

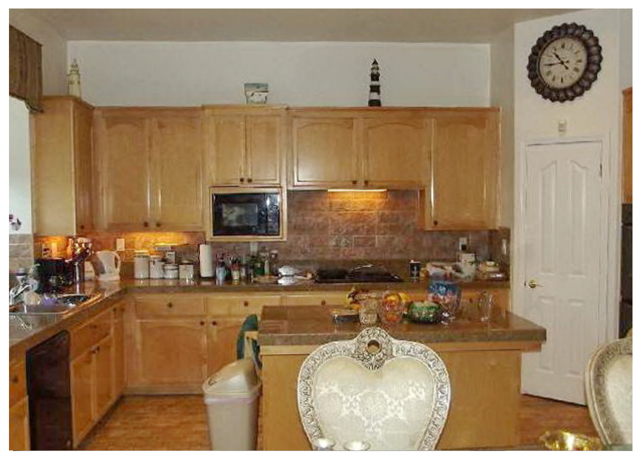
Fund directly into insuring Title Company
Your vesting on Note and Deed of Trust

Comments: *Appraisal dated December 3, 2015*

Our borrowers are refinancing this property to make the balloon payment on the current loan.
They have strong credit and stable employment

The property is currently rented at $4,300/month.

Per Appraiser: This property offers 2,894 sq. ft. of living space featuring 3 bedrooms, 3 baths and a 3-car garage on an 8,494 sq. ft. lot.



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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$395
$100,000	partial interest – scheduled monthly income	$791
$500,000	whole note – scheduled monthly income	$3,953

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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