Rancho Cucamonga, CA (San Bernardino)

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	**$490,000**
Appraised Value	**$725,000**
Loan-to-Value	**70%** *
Protective Equity	**$215,000** *
Investor Yield	**9.00%**
Term	**3 Years** (40 due in 3)

* based on Purchase Price of $705,000

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

Comments: *Appraisal dated December 29, 2015*

Our borrower is buying this property through a standard sale transaction for $20,000 less than the appraised value.
He has stable employment and excellent credit.

Similar properties rent for about $3,400/month (zillow.com)

Per Appraiser: This property offers 2,808 sq. ft. of living space featuring 5 bedrooms, 4 baths and a 3-car garage on a 11,837 sq. ft. lot.

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

Examples of investor returns —

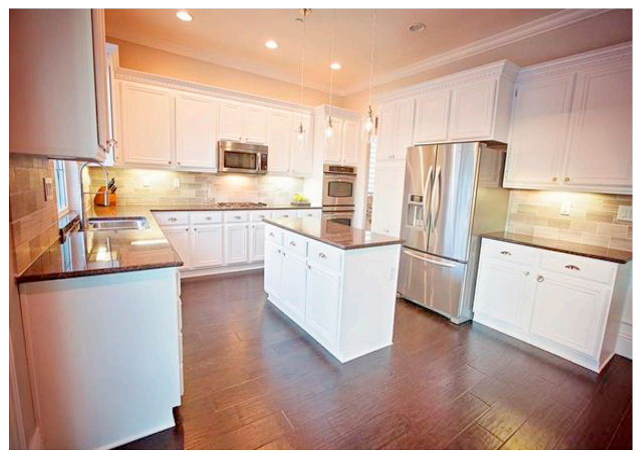
$50,000	partial interest – scheduled monthly income	$386
$100,000	partial interest – scheduled monthly income	$771
$490,000	whole note – scheduled monthly income	$3,780

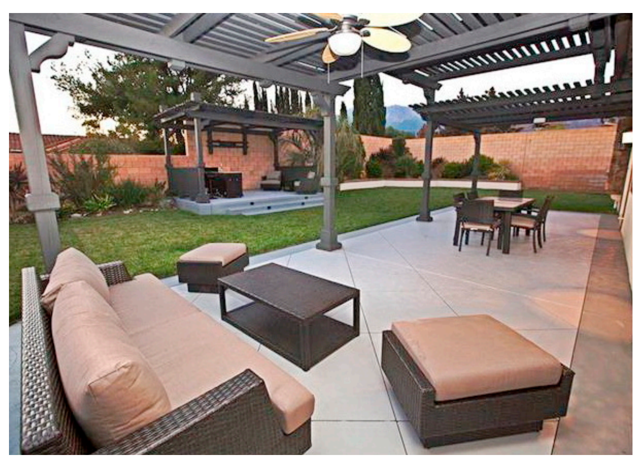
Loan Servicing: Capital Benefit offers comprehensive loan servicing

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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