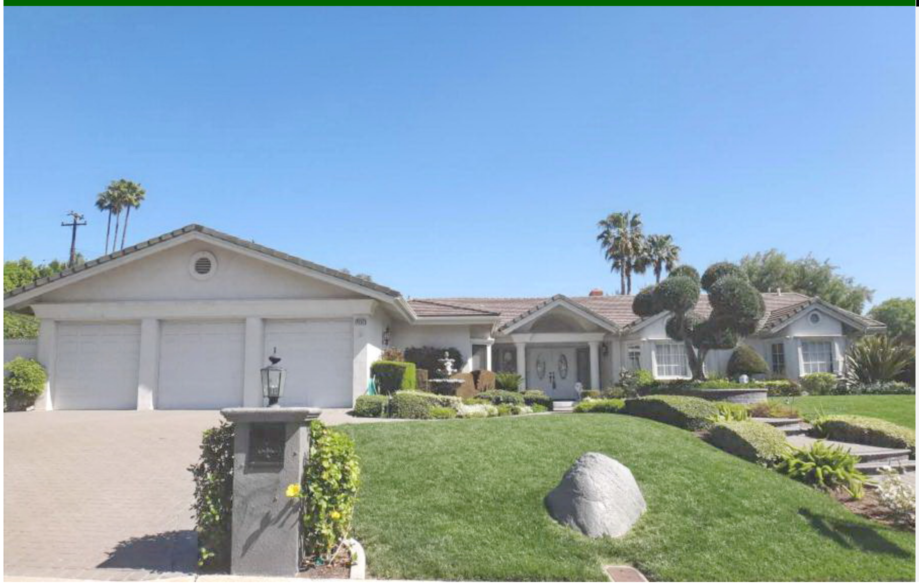
Villa Park, CA (Orange)

Purchase of Rental Property

1st Trust Deed Investment

Executive Summary



Property Type	**Single Family**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$980,000**
Appraised Value	**$1,425,000**
Loan-to-Value	**70%** *
Protective Equity	**$420,000** *
Investor Yield	**9.00%**
Term	**3 Years** (40 due in 3)

* based on Purchase Price of $1,400,000

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

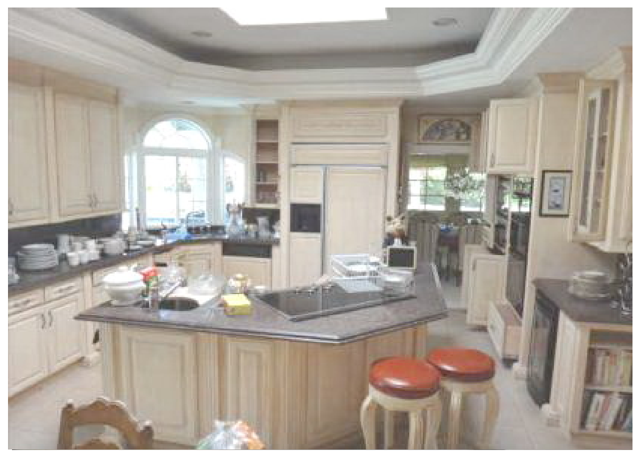
Comments: *Appraisal dated February 25, 2016*

Our borrower is buying this property through a standard sale transaction for $25,000 less than the appraised value.
He has stable employment, excellent credit and owns his residence and another rental property free and clear.

Borrower plans to update the property to maximize its income potential.

Similar properties rent for about $4,800/month (zillow.com)

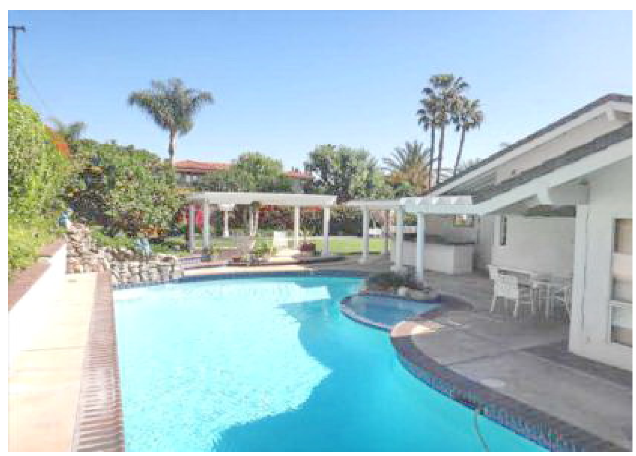
Per Appraiser: This property offers 2,546 sq. ft. of living space featuring 4 bedrooms, 2 baths and a 3-car garage on 4.77 acres.



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

Examples of investor returns —

$100,000	partial interest – scheduled monthly income	$771
$250,000	partial interest – scheduled monthly income	$1,928
$980,000	whole note – scheduled monthly income	$7,559



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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