Menifee, CA (Riverside)

Purchase of Newly Built Rental Property

1st Trust Deed Investment

Capital Benefit
the greener money™

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$60,000**
Appraised Value	**$364,000**
Loan-to-Value	**16%**
Protective Equity	**$304,000**
Investor Yield	**9.00%**
Term	**3 Years** (40 due in 3)

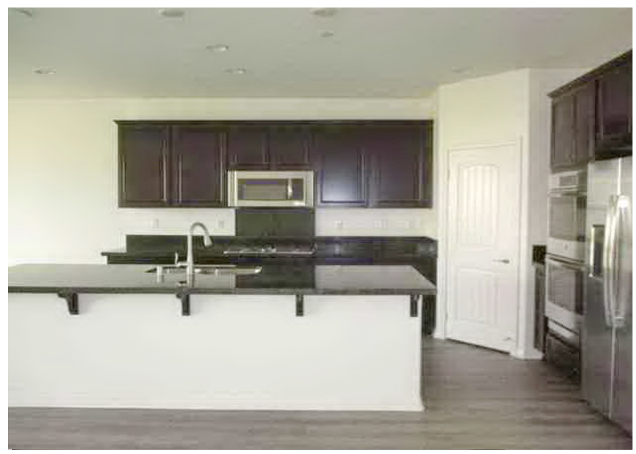
Fund directly into insuring Title Company
Your vesting on Note and Deed of Trust

Comments: *Appraisal dated March 25, 2016*

Our borrower is buying this property directly from the builder for the appraised value.
He has stable employment and good credit.

Similar properties rent for about $1,950/month (zillow.com)

Per Appraiser: This property offers 2,048 sq. ft. of living space featuring 3 bedrooms, 2 baths and a 2-car garage on a 9,148 sq. ft. lot.



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

Examples of investor returns —

$25,000	partial interest – scheduled monthly income	$193
$60,000	whole note – scheduled monthly income	$463

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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