Atwater, CA (Merced)

Purchase of Rental Property

1st Trust Deed Investment

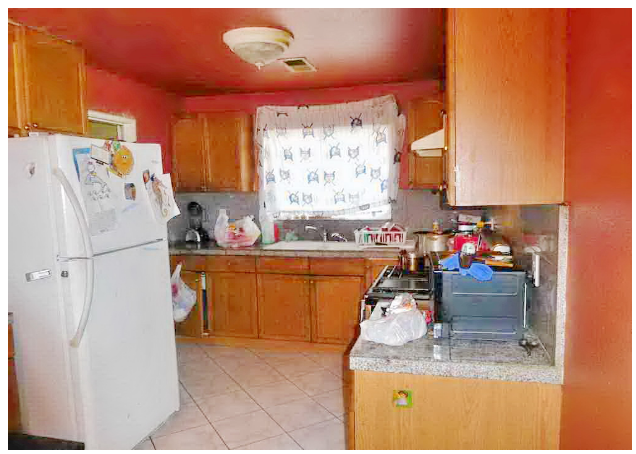
CapitalBenefit the greener money™

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$56,000**
Appraised Value	**$133,000**
Loan-to-Value	**70%** *
Protective Equity	**$24,000** *
Investor Yield	**12.00%**
Term	**2 Years** (40 due in 2)

* based on Purchase Price of $80,000

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



Comments: *Appraisal dated February 9, 2016*

Our borrower is buying this property through a standard sale transaction for $53,000 less than the appraised value. He has stable employment, very good credit and a proven track record with Capital Benefit.

The current owner bought the home as an REO in 2009 for $63,000.

Similar properties rent for about $1,100/month (zillow.com)

Per Appraiser: This property offers 1,223 sq. ft. of living space featuring 3 bedrooms, 2 baths and a 1-car garage on a 7,680 sq. ft. lot.

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

Examples of investor returns —

$25,000	partial interest – scheduled monthly income	$252
$56,000	whole note – scheduled monthly income	$565

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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