La Grange, CA **(Mariposa)**

Refinance Residence for Business Purpose

1st Trust Deed Investment

CapitalBenefit the greener money™

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$95,000**
Appraised Value	**$194,000**
Loan-to-Value	**49%**
Protective Equity	**$99,000**
Investor Yield	**11.00%**
Term	**2 Years** (40 due in 2)

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

Comments: *Appraisal dated February 19, 2016*

Our borrower bought his residence in 2009 and owns it free and clear. He will use the loan proceeds to fund his carpentry business.

Per Appraiser: This property offers 2,268 sq. ft. of living space featuring 3 bedrooms and 3 baths on a 3.7 acre lot.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$464
$95,000	whole note – scheduled monthly income	$882

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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