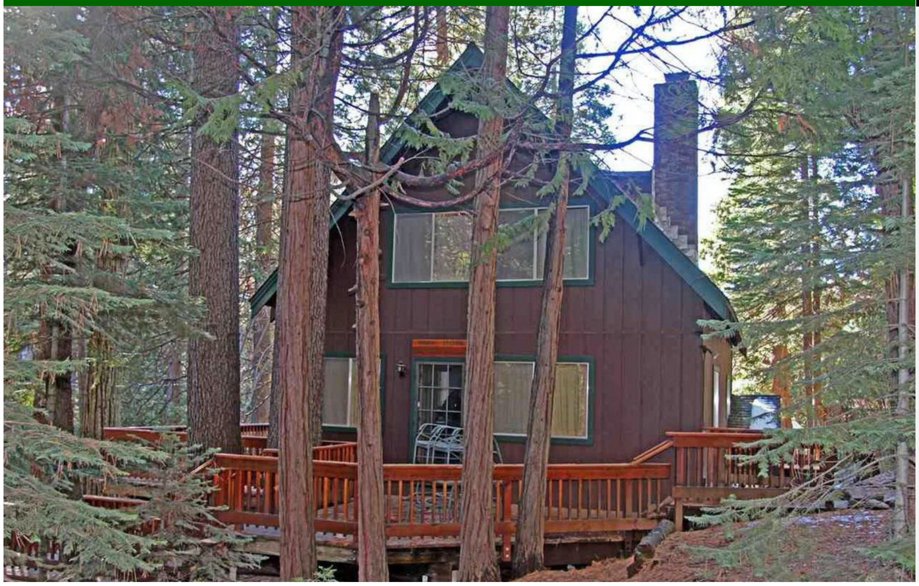
Long Barn, CA (Tuolumne)

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	**$178,500**
Appraised Value	**$255,000**
Loan-to-Value	**70%**
Protective Equity	**$76,500**
Investor Yield	**11.00%**
Term	**5 Years** (40 due in 5)

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

Comments: *Appraisal dated April 21, 2016*

Our borrower is buying this property through a standard sale transaction for the appraised value.
She has good credit, strong reserves and owns another rental free & clear.

Through seasonal rental and Airbnb.com, borrower expects to average $1,750/month in rental income.

Per Appraiser: This property offers 1,728 sq. ft. of living space featuring 5 bedrooms and 2 baths on a 7,700 sq. ft. lot.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$464
$100,000	partial interest – scheduled monthly income	$928
$178,500	whole note – scheduled monthly income	$1,657

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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