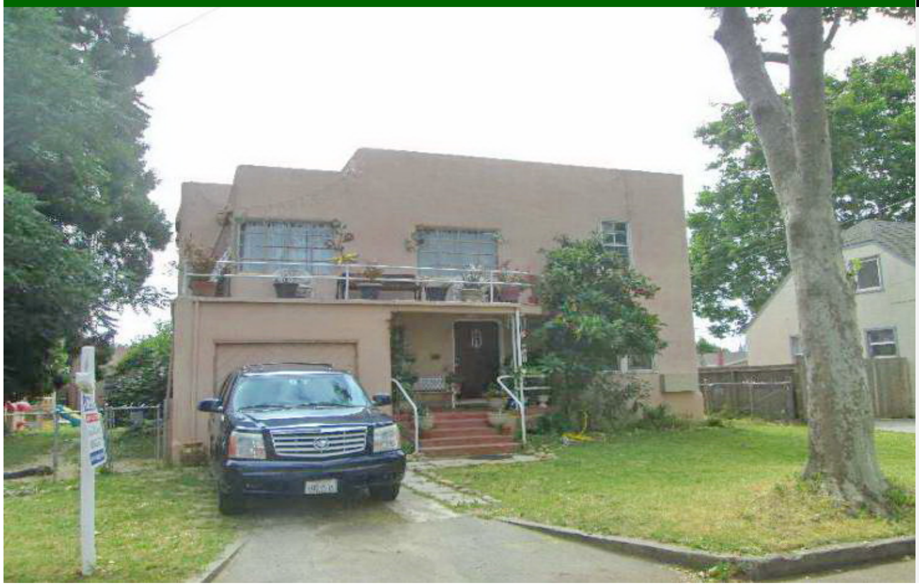
Lodi, CA (San Joaquin)

Purchase of Rental Property

1st Trust Deed Investment

CapitalBenefit
the greener money™

Executive Summary



Property Type	**7 Units**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$252,000**
Appraised Value	**$360,000**
Loan-to-Value	**70%**
Protective Equity	**$108,000**
Investor Yield	**10.25%**
Term	**2 Years** (40 due in 2)

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

Comments: *Appraisal dated May 25, 2016*

Our borrower is buying this property through a 1031 Exchange for the appraised value.
He has stable employment, very good credit and owns a large portfolio of rental real estate

Per Appraiser: This property consists of 6 studio apartments and 1 single family residence. Total living space is 3,133 sq. ft. Lot size is 7,500 sq. ft. Total rental income is $3,400/month which appears to be below market.

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

Examples of investor returns —

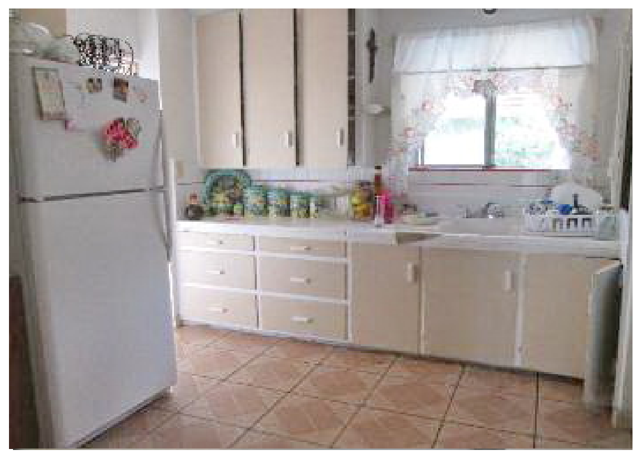
$50,000	partial interest – scheduled monthly income	$434
$100,000	partial interest – scheduled monthly income	$869
$252,000	whole note – scheduled monthly income	$2,189

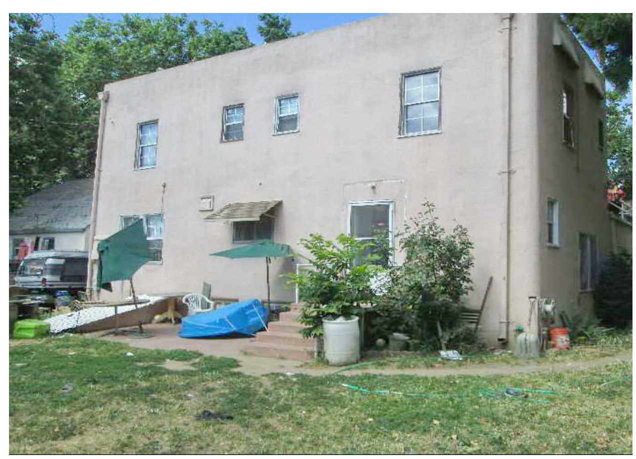
Loan Servicing: Capital Benefit offers comprehensive loan servicing

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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