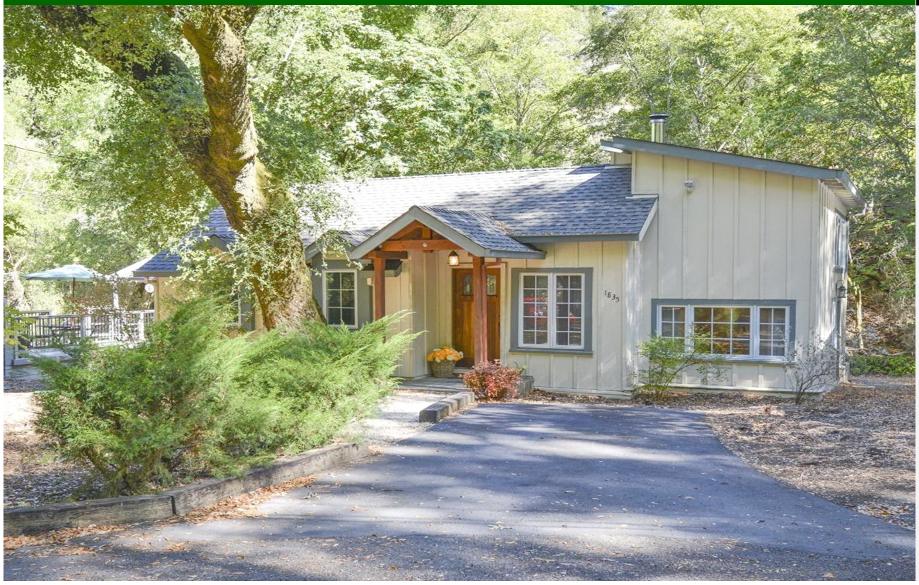
Kenwood, CA (Sonoma)

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	**$470,000**
Appraised Value	**$670,000**
Loan-to-Value	**70%**
Protective Equity	**$200,000**
Investor Yield	**9.50%**
Term	**2 Years** (40 due in 2)

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

Comments: *Appraisal dated June 19, 2016*

Our borrower is buying this property through a standard sale transaction for the appraised value.
She has stable employment and very good credit.

The current owner bought the home in 2007 for $610,000.

Similar properties rent for about $2,500/month (zillow.com)

Per Appraiser: This property offers 1.157 sq. ft. of living space featuring 2 bedrooms, 1 baths and a 3-car garage on 4.77 acres.

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

Examples of investor returns —

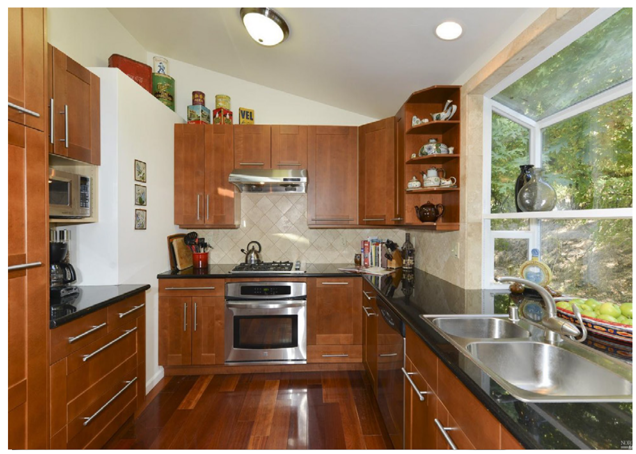
$50,000	partial interest – scheduled monthly income	$405
$100,000	partial interest – scheduled monthly income	$810
$470,000	whole note – scheduled monthly income	$3,807

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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