

San Juan Capistrano, CA (San Diego)
Purchase View Home with \$650,000 down
1st Trust Deed Investment

CapitalBenefit
trustd™ investment
Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Loan Amount	\$450,000
Appraised Value	\$1,100,000
Loan-to-Value	41%
Protective Equity	\$650,000
Investor Yield	10.00%
Term	5 Years (40 due in 5)

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

Comments: Appraisal dated May 3, 2010

Our borrower is a Foreign National buying this property for his parents. Gorgeous hillside estate with luxurious built-ins, high-end appliances and unobstructed views.

Per Appraiser: This property offers 4,009 sq. ft. of living space featuring 5 bedrooms, 4 baths, pool, spa and a 3 car garage on a 10,920 sq. ft. lot.

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

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$425
\$100,000	partial interest – scheduled monthly income	\$849
\$450,000	whole note – scheduled monthly income	\$3,821

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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