

Pebble Beach, CA (Monterey)
On the 12th Fairway at Spanish Bay
1st Trust Deed Investment

CapitalBenefit
trustd™ investment
Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Loan Amount	\$850,000
Appraised Value	\$2,500,000
LTV	34%
Protective Equity	\$1,650,000
Investor Yield	9.75%
Term	3 Years (40 due in 3)

Fund directly into insuring Title Company
Your vesting on note and deed of trust

Comments: *Appraisal June 4, 2010*

Our borrower is a high networth executive based in Greenwich, CT. He owns this property free & clear. The loan proceeds will fund a new venture investment.

Part of an exclusive, gated enclave, this 2-story luxury townhouse overlooks the 12th fairway at legendary Spanish Bay in Pebble Beach.

This end unit features the largest floorplan among "The Residences at Spanish Bay" with over 4,000 sq. ft. of living space, 4 bedrooms, 4 ½ baths and detached 2 car garage.

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

Examples of investor returns —

\$100,000	partial interest — scheduled monthly income	\$830
\$500,000	partial interest — scheduled monthly income	\$4,148
\$850,000	whole note — scheduled monthly income	\$7,051

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 www.capitalbenefit.com

Available to California investors or all qualified investors.

