

Ladera Heights, CA (Los Angeles)
Single Family Residence

1st Trust Deed Investment

CapitalBenefit
trustd™ investment
Executive Summary



Property Type	Single Family
Occupancy	Owner
Loan Amount	\$200,000
Appraised Value	\$635,000
LTV	31%
Protective Equity	\$435,000
Investor Yield	11.00%
Term	7 Years (40 due in 7)

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

Comments: *Appraisal July 9, 2011*

Our borrowers are requesting cash out to fund their son's college education. They have good employment and fully documented income.

Per Appraiser: This property offers 2,642 sq. ft. of living space featuring 3 bedrooms, 3 baths and a 3 car garage on a 8,468 sq. ft. lot.

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

Examples of investor returns —

\$100,000	partial interest – scheduled monthly income	\$928
\$150,000	partial interest – scheduled monthly income	\$1,392
\$200,000	whole note – scheduled monthly income	\$1,857



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.

