

Kings Beach, CA (Placer)
Trophy Lakefront Compound on Lake Tahoe
1st Trust Deed Investment

CapitalBenefit
trustd™ investment
Executive Summary



Property Type	Single Family
Occupancy	Non Owner
Loan Amount	\$1,500,000
Appraised Value	\$4,600,000
LTV	33%
Protective Equity	\$3,100,000
Investor Yield	10%
Term	5 Years (40 due in 5)

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

Comments: *Appraisal October 13, 2010*

Borrower owns this property free & clear.
The loan proceeds will be used to buy a vacation home in Greece.

Borrower has very substantial assets and earns significant investment income. She plans to pay off this new loan within 12 – 18 months.

Our loan will encumber two adjoining parcels totaling 88,199 sq. ft. and featuring a 2,818 sq. ft. main home with 4 bedrooms, 3 ½ baths, a guest house, lake frontage and shared ownership of a pier.

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

Examples of investor returns —

\$250,000	partial interest – scheduled monthly income	\$2,123
\$500,000	partial interest – scheduled monthly income	\$4,246
\$1,500,000	whole note – scheduled monthly income	\$12,737

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.

