

Beverly Hills, CA (Los Angeles)
Exclusive Estate in Celebrity Enclave
2nd Trust Deed Investment

CapitalBenefit
trustd™ investment
Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Loan Amount	\$930,000
Appraised Value	\$3,200,000
Combined LTV	50%
Protective Equity	\$1,600,000
Investor Yield	12%
Term	3 Years (40 due in 3)

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

Comments: *Appraisal January 27, 2011*

The property is encumbered with a \$670,000 first mortgage (15 year fixed).

The loan proceeds will pay off the current 2nd mortgage, provide cash out, prepay the first 6 months of mortgage payments, and fund 6 months of 1st mortgage and HOA payments in our trust account.

The property is located off Mulholland Drive, part of the exclusive gated enclave "The Summit". Ed McMahon lived in the home next door.

Our borrower is renting this home out on short term leases at \$1,000/day. The home is listed for a longer term lease at \$16,000 - \$27,000/month. Tenants are usually A-list celebrities.

Per Appraiser: This home offers 5,337 sq. ft. of living space with 5 bedrooms, 5 ½ baths, 3 fireplaces, 3 car garage, pool & spa on a 15,730 sq. ft. lot.

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

Examples of investor returns —

\$100,000	partial interest – scheduled monthly income	\$1,042
\$250,000	partial interest – scheduled monthly income	\$2,604
\$930,000	whole note – scheduled monthly income	\$9,688

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.



CapitalBenefit

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