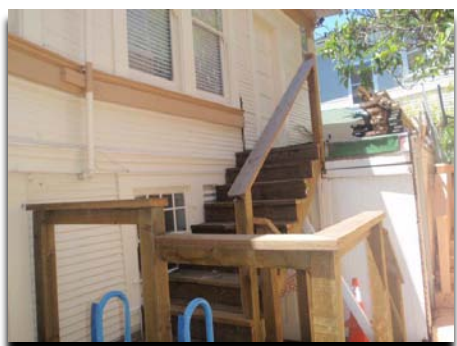
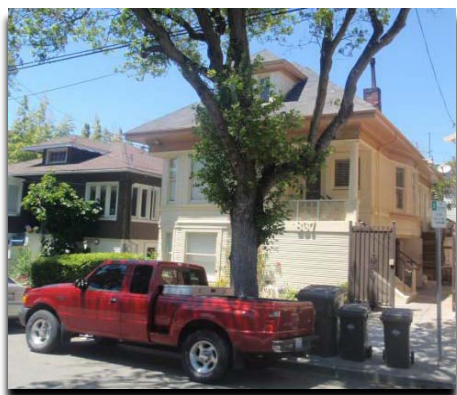


Capital Benefit: 1st Trust Deed Investment - Executive Summary

Single Family Residence
Berkeley (Alameda)



Rental Property adjacent to UC Berkeley Campus

Investment:

Loan Amount	\$250,000	Investor Yield	11.00%
Appraised Value	\$560,000	Property	Single Family
Loan-to-Value	45%	Occupancy	Non-Owner
Protective Equity	\$310,000	Term	5 years interest only

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

Comments: *Appraisal 07/13/2010*

The property is owned by a church which has been rented the home to UC Berkeley students. It is currently vacant as borrower is doing some improvements. It previously generated \$2,700/month in rental income. The church owns the property free & clear. Loan proceeds will be used to update the property and fund the church's operations. Per Appraisal: The property features a 2,150 sq.ft. living space including 4 bedrooms and 2 baths.

Options:

Available as multi-beneficiary (partial interest portions)
or whole-note purchase (own entire note)

Examples of scheduled Investor returns:

\$ 50,000 partial interest - scheduled monthly income:	\$464
\$100,000 partial interest - scheduled monthly income:	\$928
\$250,000 whole note - scheduled monthly income:	\$2,321

Loan Servicing:

Capital Benefit offers comprehensive loan servicing:
Distributions to investors scheduled 2 x per month
Monthly and year-end statements to investor
1098 and 1099 IRS interest reporting
Payoff demands, reconveyances
Senior lien tracking / Insurance & tax monitoring
Coupons or monthly statements to borrowers
Late letters / collection efforts / foreclosure processing

Summary information only - call Marcel Bruetsch for more information or a complete due diligence investor package.

For additional Trust Deed Investments, please visit our web site:
www.capitalbenefit.com, click on **investors**, click on **available trust deeds**, enter password: **yield**

CapitalBenefit

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