

Capital Benefit: 1st Trust Deed Investment - Executive Summary

Single Family Residence
Bermuda Dunes (Riverside)

Celebrity's Sister's
REO Purchase in Desert Community



Investment:

Loan Amount	\$149,900	Investor Yield	12.00%
Appraised Value	\$249,900	Property	Single Family
Loan-to-Value	60%	Occupancy	Owner
Protective Equity	\$100,000	Term	7 years (40 due in 7)

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

Comments: *Appraisal on Order*

The borrower is a recently retired school teacher who is putting \$100,000 down to buy this REO in the greater Palm Springs area. Her sources of income are her teacher's pension and distributions from a trust (set up by her A-list celebrity brother).

The property is located in a guard-gated golf community, Southwest of the 10 Freeway, one mile North of Indian Wells.

Per Listing: The property offers 2,181 sq. ft. of living space with 4 bedrooms, 4 baths, pool, ½ basketball court, playhouse, fountain, fire pit and built-in BBQ on a 17,860 sq. ft. cul-de-sac lot

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:	\$ 504
\$100,000 partial interest - scheduled monthly income:	\$1,009
\$149,900 whole note - scheduled monthly income:	\$1,512

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

Capital Benefit, Inc. 2727 Newport Blvd. #203 Newport Beach, CA 92663
(888) 443-4777 (949) 566-9262 www.capitalbenefit.com
CA Department of Real Estate – Real Estate Broker License # 01876453

