CapitalBenefit trustd™ investment - Executive Summary

Single Family Residence
Discovery Bay (Contra Costa)

Waterfront Investment Property
Borrower will prepay 12 months of interest

Investment: 1st Trust Deed

Loan Amount	**$ 186,000**	Investor Yield	**12.00%**
Appraised Value	**$ 310,000**	Property	**Single Family**
Loan-to-Value	**60%**	Occupancy	**Non-Owner**
Protective Equity	**$ 124,000**	Term	**3 years** (40 due in 3)

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

Comments: *Appraisal 03/15/2011*

Discovery Bay is based on a waterfront community of 3,500+ homes with private docks with access to the Sacramento-San Joaquin River Delta.

Borrower lives in her Lake Tahoe residence and owns a carpet cleaning business in the Discovery Bay area.

Per Appraiser: The property offers 1,512 sq. ft. of living space with 3 bedrooms, 2 baths, 2 car garage, waterfront deck and boat dock.

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***
$186,000 whole note - scheduled monthly income:	***$1,876***

Loan Servicing:

Capital Benefit offers comprehensive loan servicing.

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

For additional Trust Deed Investments, please visit our website.

Available to California investors or all qualified investors.

CapitalBenefit

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