Sonoma, CA
Winegrower's Family Estate on 79 acres

1st Trust Deed Investment

CapitalBenefit
trustd™ investment
Executive Summary

Property Type	**Single Family**
Occupancy	**Business Purpose**
Loan Amount	**$1,300,000**
Appraised Value	**$3,000,000**
LTV	**43%**
Protective Equity	**$1,700,000**
Investor Yield	**10.25%**
Term	**5 Years** (40 due in 5)

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

Comments: *Appraisal March 30, 2011*

Borrowers own and operate Roche Winery rochewinery.com

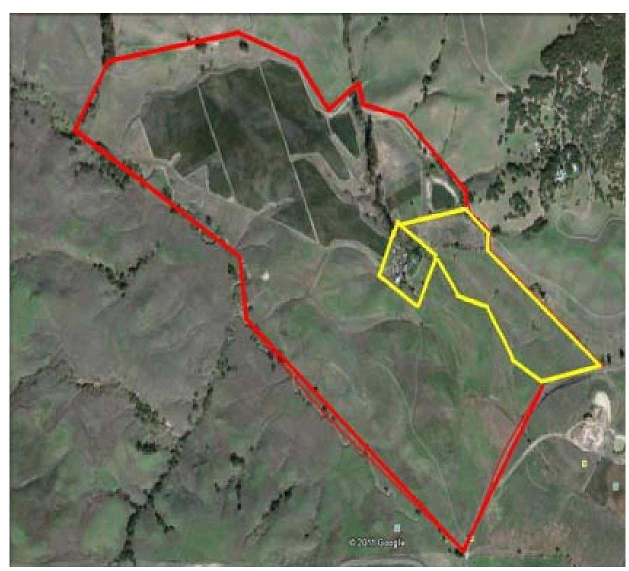
They have strong credit and own the property free & clear. The loan proceeds will serve as a cash infusion into the family business.

Borrowers will prepay 6 months of interest.

Our loan encumbers the main residence on 13 acres and two adjacent lots (approximate outline in yellow).

Per Appraiser: The main home offers 6,117 sq. ft. of living space featuring 5 bedrooms, 3 ½ baths, large pool, spa and a 3 car garage.
Please note: the appraiser only valued the main residence; he did not include the adjacent lots in his valuation.

Click here for a map of the property



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

Examples of investor returns —

$100,000	partial interest – scheduled monthly income	$854
$500,000	partial interest – scheduled monthly income	$4,271
$1,300,000	whole note – scheduled monthly income	$11,104

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.

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