

CapitalBenefit trust^{td}™ investment - Executive Summary

Single Family Residence Los Angeles



Hollywood Hills Home on large site Business Purpose Loan

Investment: 1st Trust Deed

Loan Amount	\$ 515,000	Investor Yield	12.00%
Appraised Value	\$1,050,000	Property	Single Family
Loan-to-Value	49%	Occupancy	Business Purpose
Protective Equity	\$ 475,000	Term	3 years (40 due in 3)

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

Comments: *Appraisal recertified 5/18/2011*

This property is located about 1 mile east of the Hollywood Bowl.

Borrower will use loan proceeds to pay a settlement resulting from a business transaction.

Borrower lives in the property which features a downstairs unit with living room, bedroom, ¾ bath and separate entrance. This downstairs area is rented out at \$1,800/month.

Per Appraiser: This property offers 2,501 sq. ft. of living space featuring 4 bedrooms, 2 ¾ baths and 2 car garage on a 63,162 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:	\$1,008
\$515,000 whole note - scheduled monthly income:	\$5,194

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

Capital Benefit, Inc. 2727 Newport Blvd. #203 Newport Beach, CA 92663
☎ (949) 566-9040 📠 (949) 566-9262 🌐 www.capitalbenefit.com
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Nationwide Mortgage Licensing System ID 254002

