

Capital Benefit: 1st Trust Deed Investment - Executive Summary

Single Family Residence
Sacramento



REO purchase of Riverfront Estate
Appraised at \$647,500 / Purchase Price \$551,000

Investment:

Loan Amount	\$330,000	Investor Yield	11.00%
Appraised Value	\$647,500	Property	Single Family
Loan-to-Value	60% ¹⁾	Occupancy	Non-Owner
Protective Equity	\$221,000 ¹⁾	Term	3 years (40 due in 3)

¹⁾ based on Purchase Price of \$551,000

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

Comments: Appraisal 10/7/2010

Borrowers are purchasing property directly from bank.
Rental income is projected to be \$3,495/month which exceeds the mortgage payment.

The home is situated along the Sacramento River and has been completely remodeled with high-end materials and fixtures.
It features 5 bedrooms and 4 baths on over 3,781 sq. ft. of living space. Other improvements on the 1.25 acre lot include a putting green, a tool shed and a barbeque area.

Options:

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

Examples of scheduled Investor returns:

\$100,000 partial interest - scheduled monthly income:	\$ 928
\$330,000 whole note - scheduled monthly income:	\$3,063

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 website:
www.capitalbenefit.com, click on **investors**, click on **available trust deeds**, enter password: **yield**

CapitalBenefit

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