CapitalBenefit trustd™ investment - Executive Summary

Condominium
San Pedro (Los Angeles)

Bay Front Condominium
Long-term tenant pays $1,600/month

Investment: **1st Trust Deed**

Loan Amount	**$114,000**	Investor Yield	**11.50%**
Appraised Value	**$191,000**	Property	**Condominium**
Loan-to-Value	**60%**	Occupancy	**Non-Owner**
Protective Equity	**$ 77,000**	Term	**3 years** (40 due in 3)

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

Comments: *Appraisal 12/23/2010*

Borrower will use loan proceeds to purchase an additional rental unit. Current tenant has been occupying since 2007 at $1,600/month. The unit is on the 2nd floor and offers views of the San Pedro Marina.

Per Appraiser: This property offers 1,576 sq. ft. of living space featuring 3 bedrooms, 2 baths. Common areas include pool, spa and gym.

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: $ 484
$100,000 partial interest - scheduled monthly income: $ 968
$114,000 whole note - scheduled monthly income: $1,104

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

Available to California investors or all qualified investors.

CapitalBenefit

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