

CapitalBenefit trust^{td}™ investment - Executive Summary

Ranch
Wheatland (Yuba County)



3,000 Sq. ft. Ranch Home / Barn / Corrals on 25 Acres
Plus 2nd Adjacent Land Property of 105 Acres

Investment: 1st Trust Deed

Loan Amount	\$170,000	Investor Yield	12.00%
Appraised Value	\$753,000	Property	SFR / 25Acres +105Acres
Loan-to-Value	22%	Occupancy	Non-Owner
Protective Equity	\$583,000	Term	2 years interest only

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

Comments: *Appraisal 1/24/2011*

Wheatland is located 30 miles North of Sacramento.

The subject property consists of multiple parcels:

1. 3,000 sq. ft. ranch home, 6,000 sq. ft. barn and workshop, carport, manufactured home, pens and corrals, on 25 acres
2. Adjacent (two) lots of 105 acres

The ranch home parcel was just appraised at \$440,000 and the 105 acres was appraised at \$313,000. Our loan is a first trust deed of \$170,000 encumbering all parcels.

The appraiser states: "SITE IMPROVEMENTS INCLUDE FENCING AND CROSS FENCING, A GUNITE POOL BY THE HOUSE, A THREE CAR CARPORT, A 60 X 100+- GOOD QUALITY BARN WITH A SHOP, A CORRAL, EIGHT PIPE STABLES, AND A PIPE ROUND PEN..."

Our borrower raises cattle on the land and is the owner operator of the Browne Cattle Company.

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:	\$ 500
\$100,000 partial interest - scheduled monthly income:	\$ 1,000
\$170,000 whole note - scheduled monthly income:	\$ 1,700

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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