

CapitalBenefit trust^{td}™ investment - Executive Summary

Single Family Residence
La Mesa (San Diego)

REO Purchase of Custom View Home
\$325,000 Cash Down Payment



Investment: 1st Trust Deed

Loan Amount	\$500,000	Investor Yield	11.25%
Appraised Value	\$915,000¹⁾	Property	Single Family
LTV	60%	Occupancy	Non-Owner
Protective Equity	\$325,000	Term	2 years Interest Only

1) Appraised at \$915,000 – Purchase Price \$825,000

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

Comments: *Appraisal dated 12/4/2010*

Our borrower is purchasing this home directly from the bank and will take title to the property through his corporation.

This beautiful Mediterranean/Spanish estate was a complete rebuild after the tear down of the previous home.

Per Realtor, this home was originally listed by the bank at \$950,000 and features an estimated 4,955 sq. ft. of living space with 4 bedrooms and 4 ½ baths and is located on an excellent Mount Helix view parcel.

Designer features include a formal tower entry with clearstory windows, custom doors, soaring ceilings, exquisite custom wrought Iron stairway, French doors & windows throughout, floor-to-ceiling built-ins, formal living & dining rooms, huge family room with fireplace open to granite kitchen with dual ovens & butler's pantry, romantic master retreat with luxuriously appointed bath, and spacious bedrooms each en-suite.

The history of the property shows that at the very end of the construction process, the property was lost to the bank.

Realtor states that the property is 99% finished inside and needs to renew the building department fees to obtain the occupancy permit.

The landscaping and pool are unfinished, and the borrower intends to immediately complete these items.

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:	\$ 469
\$100,000 partial interest - scheduled monthly income:	\$ 937
\$500,000 whole note - scheduled monthly income:	\$4,687

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

Capital Benefit, Inc. 2727 Newport Blvd. #203 Newport Beach, CA 92663
☎ (888) 443-4777 ☎ (949) 566-9262 🌐 www.capitalbenefit.com
CA Department of Real Estate – Real Estate Broker License # 01876453

