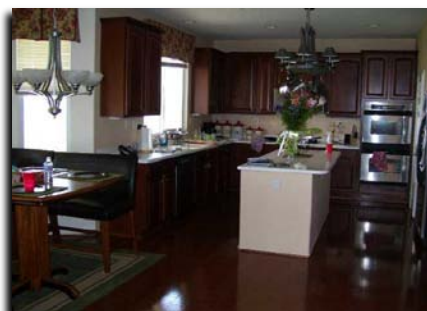


1st Trust Deed Investment at 33% Loan-To-Value

Single Family Residence
Lake Elsinore (Riverside County)



Capital Benefit, Inc. **888.443.4777**
Trust Deed Investment - Executive Summary

Investment:

1st trust deed • **11.50% Investor Yield** • 7 year (amortized over 40 yrs)
Loan amount \$115,000 • Estimated Appraised Value \$350,000
Loan-to-Value 33% • Appraised protective equity \$235,000
Fund directly into insuring Title Company
Your vesting on note and deed of trust

Comments: *Appraisal ordered (last appraised 5/20/09 at \$350,000)*

Borrower is paying off current 1st mortgage and will receive \$20,000 cash out.

This large residence was built in 2001 and features beautiful upgrades throughout and panoramic lake views.

Per Appraisal: Home offers 3,548 sqft of living space with 5 bedrooms, 4 baths on a 35,283 sqft lot.

Options:

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

Examples of Investor returns:

\$ 25,000 partial interest - scheduled monthly income:	\$ 242
\$ 50,000 partial interest - scheduled monthly income:	\$ 484
\$100,000 partial interest - scheduled monthly income:	\$ 968
\$115,000 note - scheduled monthly income:	\$1,114

Loan Servicing:

Capital Benefit Mortgage, Inc. 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 web site:
www.capitalbenefit.com, click on **investors**, click on **available trust deeds**, enter password: **yield**

CapitalBenefit

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