

CapitalBenefit trust^{td}™ investment - Executive Summary

Single Family Residence
San Bruno (San Mateo)

Purchase of Rental Property
46% Cash Down



Investment: 1st Trust Deed

Loan Amount	\$ 400,000	Investor Yield	10.50%
Appraised Value	\$ 740,000	Property	Single Family
Loan-to-Value	54%	Occupancy	Non-Owner
Protective Equity	\$ 340,000	Term	3 years (40 due in 3)

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

Comments: *Appraisal 2/28/2011*

Borrowers are putting \$340,000 cash down to purchase this San Bruno bay view home just blocks from Skyline Boulevard.

Husband received a large cash settlement and is looking to invest those funds in a portfolio of income producing properties. Similar properties rent for about \$3,600/month (realtor.com).

Per Appraiser: This property offers 1,400 sq. ft. of living space featuring 3 bedrooms, 2 baths, large deck, outdoor barbeque and pool on a 5,720 sq. ft. lot. He further states that "the subject has been extensively remodeled over the last two years including paint, windows, skylights, kitchen, baths, patio, deck, land- and hardscaping".

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:	\$ 444
\$100,000 partial interest - scheduled monthly income:	\$ 888
\$400,000 whole note - scheduled monthly income:	\$3,554

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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Nationwide Mortgage Licensing System ID 254002

