

Capital Benefit: 1st Trust Deed Investment - Executive Summary

Single Family Residence
Woodland Hills (L.A.)

San Fernando Valley Home



Investment:

Loan Amount	\$275,000	Investor Yield	11.75%
Appraised Value	\$610,000	Property	Single Family
Loan-to-Value	45%	Occupancy	Owner
Protective Equity	\$335,000	Term	7 years (40 due in 7)

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



Comments: *Appraisal date 3/20/2010 – BPO ordered*

This home is located in the Western part of the San Fernando Valley. Our borrower fell behind in her mortgage payments due to medical problems. She has returned to work as a Registered Nurse, has strong income and is committed to saving her home and meeting her financial obligations.

Per Appraiser: The property offers 2,226 sq.ft. of living space including 4 bedrooms, 2 ½ baths on a 11,891 sq.ft. lot.

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:	\$ 494
\$ 100,000 partial interest - scheduled monthly income:	\$ 988
\$ 275,000 whole note - scheduled monthly income:	\$2,718



Loan Servicing:

Capital Benefit 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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