

Santa Barbara, CA
Spanish Style Rental Property
1st Trust Deed Investment

CapitalBenefit
trustd™ investment
Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Loan Amount	\$125,000
Appraised Value	\$375,000
LTV	33%
Protective Equity	\$180,000
Investor Yield	11.00%
Term	3 Years (40 due in 3)

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

Comments: *Appraisal August 1, 2011*

Our borrower has owned this property for many years. It is occupied by a long-term tenant who is paying \$1,250/month.

The loan proceeds will be used to refinance the current 1st mortgage.

Per Appraiser: This property offers 852 sq. ft. of living space featuring 2 bedrooms, 1 bath and a 1 car detached garage on a 5,175 sq. ft. lot.

Options: *Available as a multi-beneficiary (partial interest portions)*

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$464
\$100,000	partial interest – scheduled monthly income	\$928
\$125,000	whole note – scheduled monthly income	\$1,160

Loan Servicing: Capital Benefit offers comprehensive loan servicing

Summary Information only – call Marcel Bruetsch at (949) 566-9040 for more information or a complete investor diligence package.

For additional Trust Deed Investments, visit capitalbenefit.com

Available to California investors or all qualified investors.

