CapitalBenefit trustd™ investment - Executive Summary

Single Family Residence
Bakersfield (Kern)

Short Sale Purchase of Rental Property

Investment: 1st Trust Deed

Loan Amount	**$181,000**	Investor Yield	**12.00%**
Appraised Value	**$350,000**	Property	**Single Family**
Loan-to-Value	**55%** 1)	Occupancy	**Non-Owner**
Protective Equity	**$148,000** 1)	Term	**3 years** (40 due in 3)

1) Based on Purchase Price of $329,000

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

Comments: *Appraisal 1/7/2011*

Borrower works for the City of Bakersfield and owns his home free & clear. He is buying this home as an investment.

This property last sold on 1/10/2006 for $792,500 !
Similar properties rent for about $2,000/month.

Per Appraiser: This property offers 2,098 sq. ft. of living space featuring 3 bedrooms, 2 baths and a pool on a 2.27 acre 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: $ 504
$100,000 partial note - scheduled monthly income: $1,009
$181,000 whole note - scheduled monthly income: $1,825

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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