Inglewood, CA (Los Angeles)
Townhouse Rental Property
1st Trust Deed Investment

CapitalBenefit
trustd™ investment
Executive Summary

Property Type	**Townhouse**
Occupancy	**Non-Owner**
Loan Amount	**$141,000**
Appraised Value	**$235,000**
LTV	**60%**
Protective Equity	**$94,000**
Investor Yield	**12.50%**
Term	**3 Years** (40 due in 3)

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

Comments: *Appraisal June 10, 2011*

Our borrower inherited this home and, as a widow, receives lifelong death and pension benefits from the County of Los Angeles. The loan proceeds will be used to pay off the current mortgage through probate.

The property is currently vacant but similar units rent for about $2,300/month (Multiple Listing Service).

The home is part of a large guard-gated community offering a clubhouse and 3 pools.

Per Appraiser: This property offers 1,595 sq. ft. of living space featuring 3 bedrooms, 2 ½ baths and a 2 car ports.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$524
$100,000	partial interest – scheduled monthly income	$1,049
$141,000	whole note – scheduled monthly income	$1,479

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.

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