CapitalBenefit trus**td**™ investment - **Executive Summary**

Single Family Residence
Temecula (Riverside County)

Purchase of Rental Property
40% Cash Downpayment

Investment: 1st Trust Deed

Loan Amount	**$135,000**	Investor Yield	**11.50%**
Appraised Value	**$225,000**	Property	**Single Family**
Loan-to-Value	**60%**	Occupancy	**Non-Owner**
Protective Equity	**$ 90,000**	Term	**3 years** (40 due in 3)

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

Comments: *Appraisal 5/20/2011*

Our borrower is purchasing this property as an investment with a 40% cash down payment.

Similar properties rent from $1,750 to $2,100 /month (realtor.com)
On 8/31/2007, this property sold for $485,000 !

Per Appraiser: This property offers 1,908 sq. ft. of living space featuring 4 bedrooms, 2.5 bathrooms and a 2 car garage on a .24 acre lot.

Options:

Available as multi-beneficiary (partial interest portions)
or whole-note purchase (own entire note).
Examples of scheduled Investor returns:

$ 30,000 partial interest - scheduled monthly income: $ 290
$ 70,000 partial interest - scheduled monthly income: $ 677
$ 135,000 whole note - scheduled monthly income: $ 1,307

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

Capital Benefit, Inc. 2727 Newport Blvd. #203 Newport Beach, CA 92663
☏ (949) 566-9040 🖷 (949) 566-9262 www.capitalbenefit.com
CA Department of Real Estate – Real Estate Broker License # 01876453
Nationwide Mortgage Licensing System ID 254002