

Brentwood, CA (Los Angeles)
Custom View Estate

1st Trust Deed Investment

CapitalBenefit
trustd™ investment
Executive Summary



Property Type	Single Family
Occupancy	Business Purpose
Loan Amount	\$2,380,000
Appraised Value	\$4,865,000
LTV	49%
Protective Equity	\$2,485,000
Investor Yield	11%
Term	2 Years (40 due in 2)

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

Comments: *Appraisal June 5, 2011*

Our borrower is a real estate developer who lives in the home. He will use the loan proceeds to develop another Brentwood property.

This home is located adjacent to the Getty Center.

Per Appraiser: This highly upgraded property was built in 2008 and offers 5,928 sq. ft. of living space featuring 5 bedrooms, 5 ½ baths, pool/spa and a 2 car garage on a 13,939 sq. ft. view lot.

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

Examples of investor returns —

\$250,000	partial interest — scheduled monthly income	\$2,320
\$500,000	partial interest — scheduled monthly income	\$4,641
\$2,380,000	whole note — scheduled monthly income	\$22,093

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 our website
www.capitalbenefit.com

Available to California investors or all qualified investor



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