CapitalBenefit trustd™ investment - Executive Summary

Single Family Residence
Corona (Riverside)

Short Payoff Refinance
Current Loan of $470,000 to be settled for $285,000

Investment: **1st Trust Deed**

Loan Amount	**$220,000**	Investor Yield	**13.99%**
Appraised Value	**$315,000**	Property	**Single Family**
Loan-to-Value	**70%**	Occupancy	**Owner**
Protective Equity	**$ 95,000**	Term	**7 years** (40 due in 7)

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

Comments: *Appraisal 12/16/2010*

Borrowers bought the home in 2007 for $500,000. They owe $470,000 but have now reached a $285,000 settlement with the current lender. Our loan will be used towards that settlement. The balance will be brought in by the borrower.
Borrowers have good jobs and documented income.

Per Appraiser: This property offers 2,053 sq. ft. of living space featuring 4 bedrooms, 3 baths, pool, and a 2 car garage on a 7,840 sq. ft. 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: $ 585
$100,000 partial interest - scheduled monthly income: $1,170
$220,000 whole note - scheduled monthly income: $2,575

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: **www.capitalbenefit.com**, click on **investors**, click on **available trust deeds**, enter password: **yield**

Available to California investors or all qualified investors.

CapitalBenefit

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