Valley Center, CA **(San Diego)**
Santa Fe-style Rental on 4.6 acres

1st Trust Deed Investment

CapitalBenefit
trustd™ investment
Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Loan Amount	**$239,000**
Appraised Value	**$435,000**
LTV	**55%**
Protective Equity	**$196,000**
Investor Yield	**12.00%**
Term	**3 Years** (40 due in 3)

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

Comments: *Appraisal July 12, 2011*

Our borrowers built this home as an investment property. The loan proceeds will be used to make the balloon payment on the original construction loan.

The home is currently rented at $2,700/month.

Per Appraiser: This highly upgraded property was built in 2007 and offers 1,907 sq. ft. of living space featuring 4 bedrooms, 2 ½ baths and a 2 car garage on a 201,247 sq. ft. view lot.

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

Examples of investor returns —

$100,000	partial interest – scheduled monthly income	$1,008
$200,000	partial interest – scheduled monthly income	$2,017
$239,000	whole note – scheduled monthly income	$2,410

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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