Riverside, CA (Riverside)
Purchase of Short Sale @ $85/sq. ft.

1st Trust Deed Investment

CapitalBenefit
trustd™ investment
Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Loan Amount	**$175,000**
Appraised Value	**$280,000**
LTV	**65%** 1)
Protective Equity	**$95,000** 1)
Investor Yield	**11.50%**
Term	**3 Years** (40 due in 3)

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

1) based on purchase price of $270,000

Comments: *Appraisal July 7, 2011*

Our borrower is paying $10,000 below the appraised value for this approved short sale and will enjoy positive net rental income.

This home was built in 2005, and the original buyer paid $474,000. Similar homes rent for about $2,600/month (realtor.com).

Per Appraiser: This property offers 3,194 sq. ft. of living space featuring 5 bedrooms, 3 baths and a 3 car garage on a 6,970 sq. ft. lot.

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

Examples of investor returns —

$100,000	partial interest – scheduled monthly income	$968
$150,000	partial interest – scheduled monthly income	$1,452
$175,000	whole note – scheduled monthly income	$1,694

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.