Palmdale, CA (Los Angeles County)

Main Home, Guest House, Barn on 2.26 acres

1st Trust Deed Investment

CapitalBenefit trustd™ investment
Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Loan Amount	**$122,000**
Appraised Value	**$300,000**
Loan-to-Value	**48%** *
Protective Equity	**$133,000** *
Investor Yield	**12.00%**
Term	**3 Years** (40 due in 3)

* based on $255,000 purchase price

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

Comments: *Appraisal dated June 16, 2011*

Our borrower is purchasing the subject property directly from Fannie Mae with a 52% cash down payment.

The borrower plans on renting the property for $2,200/month.
The property is located across the street from the Antelope Valley Mall.

Per Appraiser: The property offers 2,511 sq. ft. of living space featuring 3 bedrooms, 3 bathrooms, 3 car attached garage plus a 1 bedroom, 1 bath guest house and separate barn on a 98,568 sq. ft. lot.

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

Examples of investor returns —

$25,000	partial interest – scheduled monthly income	$252
$50,000	partial interest – scheduled monthly income	$504
$122,000	whole note – scheduled monthly income	$1,230

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.