Mission Viejo, CA (Orange)

Townhome Residence

1st Trust Deed Investment

CapitalBenefit trustd™ investment

Executive Summary

Property Type	**Townhome**
Occupancy	**Owner**
Loan Amount	**$100,000**
Appraised Value	**$340,000**
LTV	**29%**
Protective Equity	**$240,000**
Investor Yield	**11.00%**
Term	**7 Years** (40 due in 7)

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

Comments: *Appraisal July 26, 2011*

This property sold in June 2006 for $510,000. Our borrowers bought the home at short sale in May 2009 for $265,000 and own it free and clear.

Our borrowers have been fully income qualified for the loan and will use the loan proceeds to pay tax, medical school expenses and personal debt.

Per Appraiser: This property offers 1,303 sq. ft. of living space featuring 3 bedrooms, 2 ½ baths and a 2 car garage. HOA amenities include pool, spa and Mission Viejo Lake privileges.

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

Examples of investor returns —

$25,000	partial interest – scheduled monthly income	$237
$50,000	partial interest – scheduled monthly income	$474
$100,000	whole note – scheduled monthly income	$948

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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