

San Ramon, CA (Contra Costa)

Norris Canyon Estate

1st Trust Deed Investment

CapitalBenefit trustd™ investment Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Loan Amount	\$855,000
Appraised Value	\$1,550,000
Loan-to-Value	55%
Protective Equity	\$695,000
Investor Yield	11.00%
Term	3 Years (40 due in 3)

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

Comments: Appraisal dated August 3, 2011

Borrower bought this home on a short sale in June 2011.
He currently owns the property free and clear and is now renting the home back to the original owner at \$9,500/month.
Our loan will provide cash out to buy additional investment properties.

The previous owner owed \$1,900,000.

The property is located in the guard gated community of Norris Canyon Estates www.norriscanyonstates.com

Per Appraiser: This highly upgraded property was built in 2005 and offers 5,017 sq. ft. of living space featuring 5 bedrooms, 5 ½ baths, pool/spa, outdoor barbeque area and a 3 car garage on a 16,244 sq. ft. view lot.



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

Examples of investor returns —

\$250,000	partial interest – scheduled monthly income	\$2,321
\$500,000	partial interest – scheduled monthly income	\$4,641
\$855,000	whole note – scheduled monthly income	\$7,937

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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