

La Jolla, CA (San Diego)

Purchase of Ocean View Investment Property

1st Trust Deed Investment

CapitalBenefit trustd™ investment Executive Summary



Property Type	Single Family
Occupancy	Owner
Loan Amount	\$515,000
Appraised Value	\$1,025,000
Loan-to-Value	56% *
Protective Equity	\$400,000 *
Investor Yield	11.00%
Term	2 Years (40 due in 2)

* based on a purchase price of \$915,000

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

Comments: Appraisal dated July 1, 2011

Our borrower is a medical doctor who lives on the same street and is buying the property as an investment with plans to improve and upgrade. The seller will carry \$200,000 in subordinate financing for 3 years behind our 1st Trust Deed.

Per Appraiser: subject property offers 2,370 sq. ft. of living space featuring 4 bedrooms, 2 baths on a 22,311 sq. ft. view lot.

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

Examples of investor returns —

\$100,000	partial interest – scheduled monthly income	\$928
\$250,000	partial interest – scheduled monthly income	\$2,320
\$515,000	whole note – scheduled monthly income	\$4,780

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.

