Gardena, CA (Los Angeles)

Refinance Small Office Building

1st Trust Deed Investment

CapitalBenefit trustd™ investment

Executive Summary

Property Type	**Small Office Building**
Occupancy	**Business**
Loan Amount	**$275,000**
Appraised Value	**$575,000**
Loan-to-Value	**48%**
Protective Equity	**$300,000**
Investor Yield	**11.50%**
Term	**2 Years** (40 due in 2)

Fund directly into insuring Title Company
Your vesting on Note and Deed of Trust

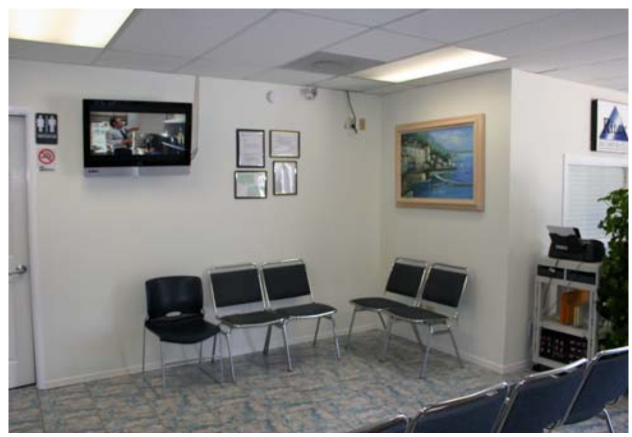
Comments: *Appraisal dated October 10, 2011*

Three business currently operate out of the subject property:

- a Certified Public Accountant
- an Accounting Service
- the owner's Tax Preparation Business

The two tenants pay $2,800/month to lease the space. The loan proceeds will be used for business expansion.

Per Appraiser: This 10-year old structure offers 1,612 sq. ft. of office space featuring 4 units, 4 baths and a parking area on a 6,874 sq. ft. lot.



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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$484
$100,000	partial interest – scheduled monthly income	$968
$275,000	whole note – scheduled monthly income	$2,663

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.

CapitalBenefit
the greener money™

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