Escondido, CA (San Diego)

Purchase New Home with $240,000 down

1st Trust Deed Investment

CapitalBenefit
trustd™ investment
Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Loan Amount	**$497,000**
Purchase Price	**$735,000**
Loan-to-Value	**70%** *
Protective Equity	**$213,000** *
Investor Yield	**11.50%**
Term	**3 Years** (40 due in 3)

* based on Appraised Value of $710,000

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

Comments: *Appraisal dated September 29, 2011*

Our borrowers are buying this brand new home directly from the builder.

Similar homes rent for about 4,200/month (SocalMLS).

The home is part of the guarded-gated community Ranchos at Vistamonte

Per Appraiser: This highly upgraded property offers 4,450 sq. ft. of living space featuring 5 bedrooms, 4 ½ baths and a 4-car garage on a 13,087 sq. ft. lot.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$484
$250,000	partial interest – scheduled monthly income	$2,421
$497,000	whole note – scheduled monthly income	$4,812

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.