San Diego, CA

Purchase of Rental Property

1st Trust Deed Investment

CapitalBenefit trustd™ investment

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Loan Amount	**$325,000**
Appraised Value	**$520,000**
Loan-to-Value	**65%** *
Protective Equity	**$175,000** *
Investor Yield	**11.50%**
Term	**2 Years** (40 due in 2)

* based on Purchase Price of $500,000

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

Comments: *Appraisal dated October 13, 2011*

Our borrower is buying this home through a traditional sale from the long-time owner. He is a contractor and plans to update the property, rent it out and sell it within 2 years.

The house is located in the City of San Diego, 1 mile north of San Diego State University, 1 mile west of Lake Murray.

Similar homes rent for about $2,800/month (realtor.com).

Per Appraiser: This property offers 1,959 sq. ft. of living space featuring 3 bedrooms, 3 baths and a 2-car garage on a 14,418 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
$325,000	whole note – scheduled monthly income	$3,147

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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