Arcadia, CA (Los Angeles)

Purchase with $200,000 down

1st Trust Deed Investment

CapitalBenefit
trustd™ investment
Executive Summary

Property Type	**Townhouse**
Occupancy	**Non-Owner**
Loan Amount	**$300,000**
Appraised Value	**$685,000**
Loan-to-Value	**60% ***
Protective Equity	**$200,000 ***
Investor Yield	**11.00%**
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 November 18, 2011*

Our borrower is buying this property through a Short Sale transaction for $185,000 below the appraised value.
This new loan must record on or before December 1, 2011.

Similar properties rent for about $3,200/month (realtor.com).

Per Appraiser: This 6-year old property offers 1,995 sq. ft. of living space featuring 3 bedrooms, 2 ½ baths and a 2 car garage. Common areas include pool and spa

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$464
$250,000	partial interest – scheduled monthly income	$2,321
$300,000	whole note – scheduled monthly income	$2,785

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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