San Jose, CA (Santa Clara)

Refinance Rental Property

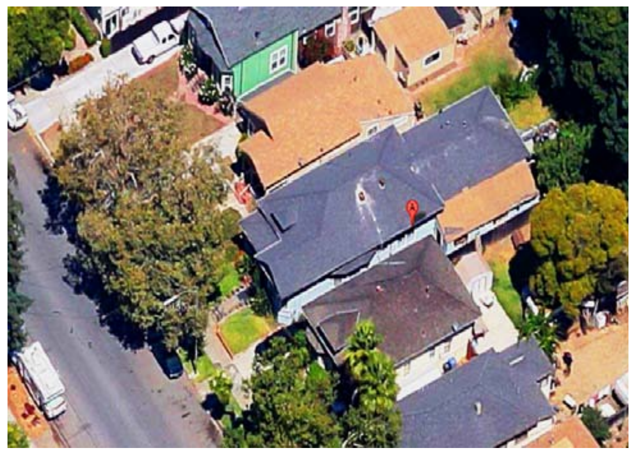
1st Trust Deed Investment

CapitalBenefit trustd™ investment

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Loan Amount	**$276,000**
Appraised Value	**$460,000**
Loan-to-Value	**60%**
Protective Equity	**$184,000**
Investor Yield	**10.50%**
Term	**2 Years** (40 due in 2)

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



Comments: *Appraisal dated March 19, 2012*

Our borrower will use the loan proceeds to pay off his current first mortgage, consolidate his debts and make improvements to the property.

He plans to attract higher rent income or sell the property after enhancing its marketability.

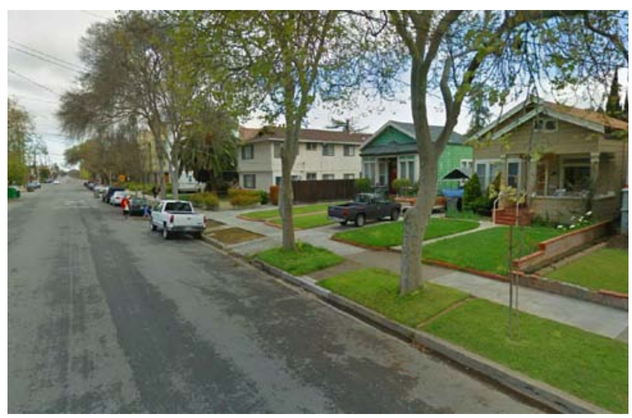
Borrower will prepay 6 months of interest.

Per Appraiser: This property offers 2,139 sq. ft. of living space featuring 4 bedrooms, 2 baths and a 1 car garage on a 5,520 sq. ft. lot.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$444
$100,000	partial interest – scheduled monthly income	$889
$276,000	whole note – scheduled monthly income	$2,452



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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