Los Altos Hills, CA (Santa Clara)

1.25 Acre Lot in Upscale Neighborhood

1st Trust Deed Investment

CapitalBenefit the greener money™

Executive Summary

Property Type	**Residential Lot**
Occupancy	**Land**
Loan Amount	**$1,100,000**
Appraised Value	**$2,210,000**
Loan-to-Value	**50%**
Protective Equity	**$1,110,000**
Investor Yield	**12.00%**
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 16, 2012*

Our borrower needs to refinance his current first mortgage because the lender was shut down by the FDIC. In addition to our loan proceeds, he will bring $250,000 cash to meet the payoff demand.

The borrower's residence is the home on the adjoining lot. He has complete plans and permits to build a large custom estate on the subject property. Los Altos is located between Palo Alto and Mountain View.

Per Appraiser: "The subject's zoning limits its legal improvements to a single family residence." The lot size is 54,885 sq. ft.

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

Examples of investor returns —

$250,000	partial interest – scheduled monthly income	$2,521
$500,000	partial interest – scheduled monthly income	$5,043
$1,100,000	whole note – scheduled monthly income	$11,093

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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