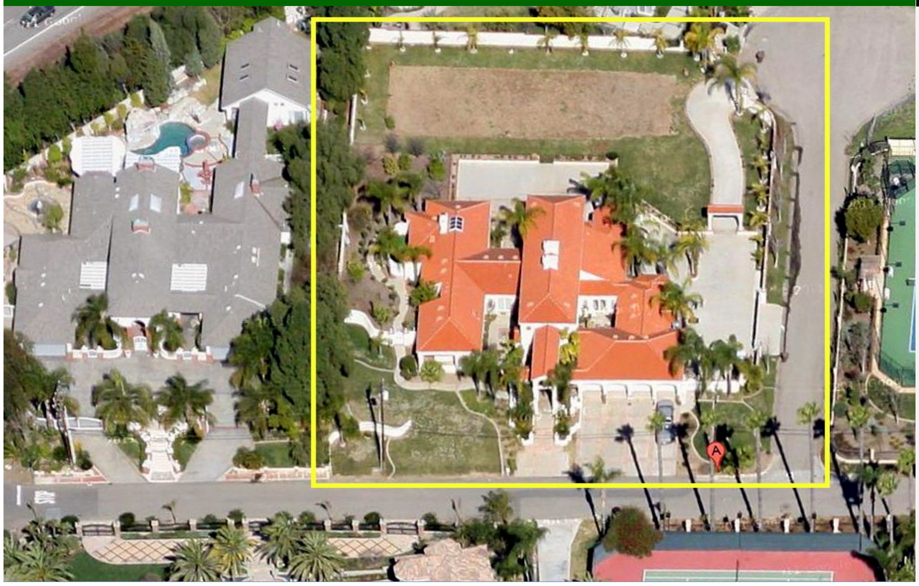
Anaheim Hills, CA (Orange)

Refinance Large Estate

2^{nd} Trust Deed Investment

Executive Summary



Property Type	**Single Family**
Occupancy	**Owner**
Loan Amount	**$100,000**
Appraised Value	**$1,500,000**
Combined Loan-to-Value	**54%** *
Protective Equity	**$691,000** *
Investor Yield	**12.00%**
Term	**7 Years** (40 due in 7)

* 1st Mortgage $709,000 at 4.75%

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

Comments: *Appraisal dated June 7, 2012*

Our borrower bought this home in a 2010 short sale for $1,500,000. He now requests $100,000 cash out to consolidate consumer debt and provide funds to make improvements to the property.

The home is located in the Peralta Hills neighborhood, a community of very large estates.

Per Appraisal: This property offers 5,335 sq. ft. of living space featuring 5 bedrooms, 4 ½ baths and a 4 car garage on a 47,480 sq. ft. lot.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$504
$100,000	whole note – scheduled monthly income	$1,008

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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