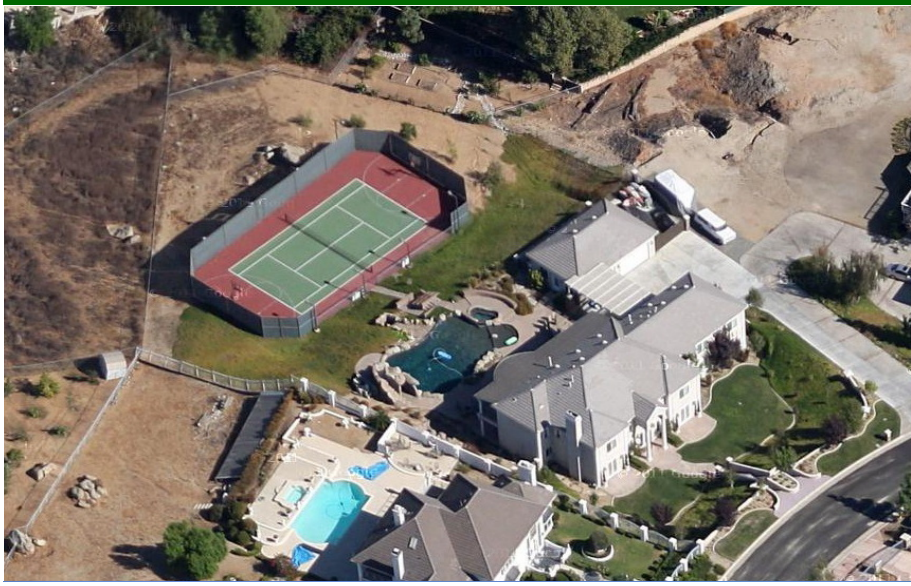
Riverside, CA

Purchase Estate with $900,000 down

1st Trust Deed Investment

Executive Summary



Property Type	**Single Family**
Occupancy	**Owner**
Loan Amount	**$500,000**
Appraised Value	**$1,395,000**
Loan-to-Value	**36%**
Protective Equity	**$895,000**
Investor Yield	**9.75%**
Term	**7 Years** (40 due in 7)

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

Comments: *Appraisal dated July 3, 2012*

Our borrower is buying this very large estate as her primary residence - the property is being sold by the original owners who built the home.

Buyer has very substantial, documented income and significant liquid assets.

Per Appraiser: This custom property was completed in 2003 and offers 6,532 sq. ft. of living space featuring 5 bedrooms, 5 ½ baths, pool, spa and tennis court and a 7-car garage on a 1.27 acre lot.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$415
$100,000	partial interest – scheduled monthly income	$830
$500,000	whole note – scheduled monthly income	$4,148

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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