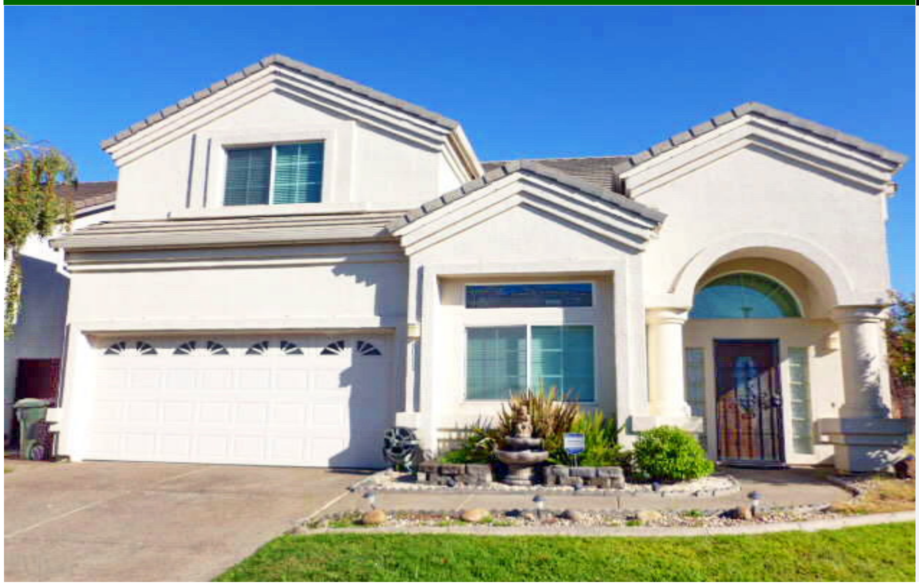
Sacramento, CA
Purchase Rental Property
1st Trust Deed Investment

CapitalBenefit
the greener money™

Executive Summary



Property Type	**Single Family**
Occupancy	**Non-Owner**
Loan Amount	**$134,500**
Appraised Value	**$240,000**
Loan-to-Value	**70%** *
Protective Equity	**$57,550** *
Investor Yield	**12.00%**
Term	**2 Years** (40 due in 2)

* based on Purchase Price of $192,050

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

Comments: *Appraisal dated September 22, 2012*

Our borrower is buying this home through an approved short sale transaction for $50,000 below the appraised value.
This transaction must fund by October 2, 2012.

In 2004, the current owner bought the property for $365,000.
Similar homes rent for about $1,900/month (zillow.com)

Per Appraiser: This property offers 2,809 sq. ft. of living space featuring 4 bedrooms, 3 baths and a 2-car garage on a 6,214 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	partial interest – scheduled monthly income	$1,008
$134,500	whole note – scheduled monthly income	$1,356

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.