Big Bear, CA (San Bernardino)

Purchase Vacation Rental Property

1st Trust Deed Investment

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Loan Amount	**$422,000**
Appraised Value	**$645,000**
Loan-to-Value	**65%**
Protective Equity	**$223,000**
Investor Yield	**10.50%**
Term	**3 Years** (40 due in 3)

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

Comments: *Appraisal dated October 31, 2012*

Our borrower is buying this property at the appraised value through a standard sale transaction.

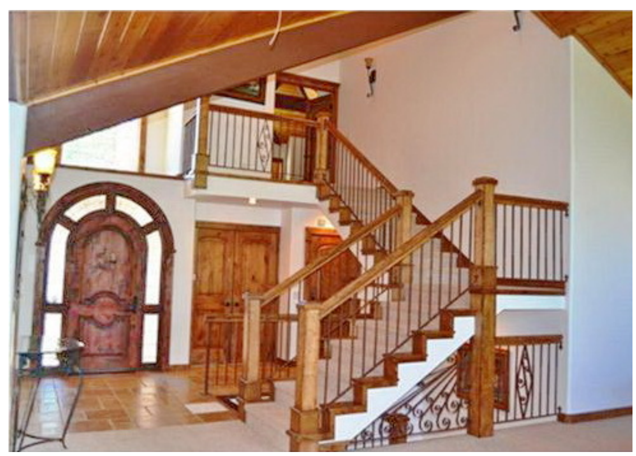
The property is sold fully furnished and ready to accommodate vacationers. Depending on the season, the home rents for $495 - $995/night.
It is located just one mile from Bear Mountain Ski Resort and offers pool table, outdoor Jacuzzi, washer/dryer, radiant floor heating, 2 decks, 3 fireplaces, barbeque and sleeps 16 guests.

Per Appraiser: This property offers 3,535 sq. ft. of living space featuring 4 bedrooms, 3 ½ baths and a 2-car garage on a 7,096 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	$888
$422,000	whole note – scheduled monthly income	$3,750



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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