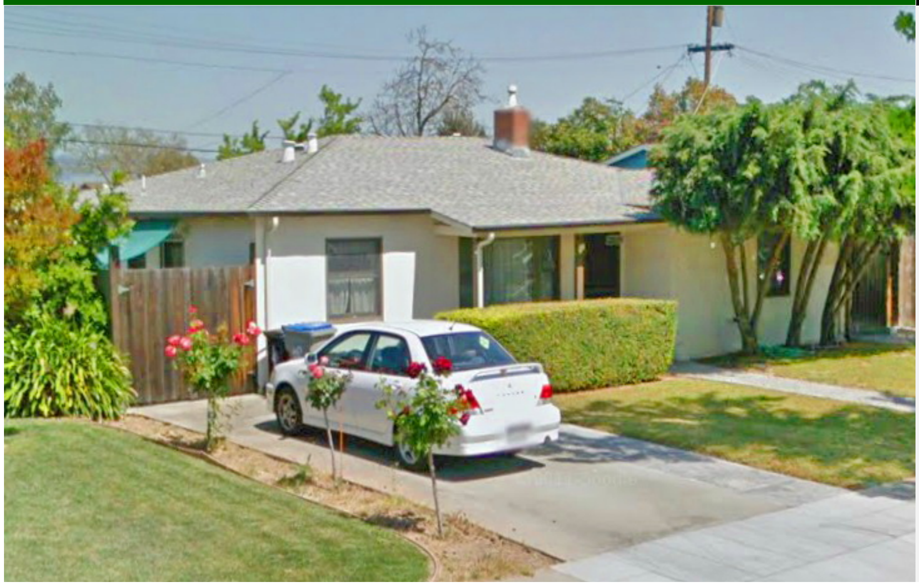
San Jose, CA (Santa Clara)

Purchase of Rental Property

1st Trust Deed Investment

CapitalBenefit
the greener money™

Executive Summary



Property Type	**Single Family**
Occupancy	**Non-Owner**
Loan Amount	**$388,000**
Appraised Value	**$630,000**
Loan-to-Value	**70% ***
Protective Equity	**$167,000 ***
Investor Yield	**11.00%**
Term	**2 Years** (40 due in 2)

* based on a Purchase Price of $555,000

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

Comments: *Appraisal dated December 12, 2012*

Our borrower is buying this property through a standard sale transaction for significantly less than the appraised value.

Similar homes rent for $2,500/month (zillow.com).

The home is located in the Cambrian area of San Jose adjacent to Campbell and Willow Glen.

Per Appraiser: The property offers 1,613 sq. ft. of living space featuring 3 bedrooms, 2 baths on a 5,684 sq. ft. lot.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$464
$100,000	partial interest – scheduled monthly income	$928
$388,000	whole note – scheduled monthly income	$3,602

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.