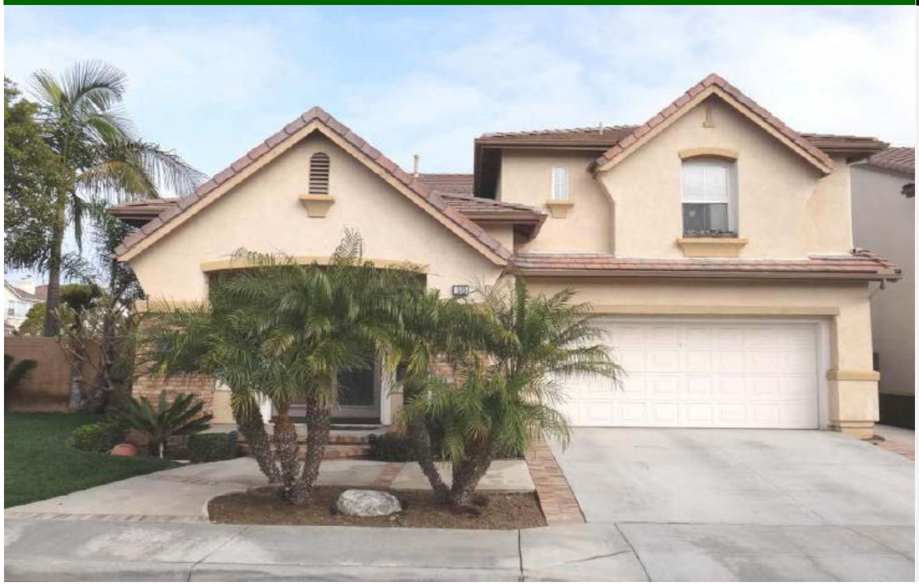
Placentia, CA (Orange)

Short Sale Purchase of Primary Residence

1st Trust Deed Investment

Capital Benefit
the greener money™

Executive Summary



Property Type	**Single Family**
Occupancy	**Owner**
Loan Amount	**$388,000**
Appraised Value	**$575,000**
Loan-to-Value	**70%** *
Protective Equity	**$167,000** *
Investor Yield	**11.00%**
Term	**7 Years** (40 due in 7)

* based on a Purchase Price of $555,000

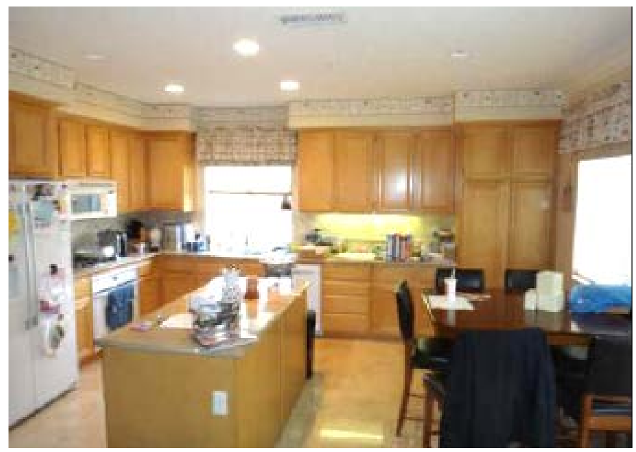
Fund directly into insuring Title Company
Your vesting on Note and Deed of Trust

Comments: *Appraisal dated February 5, 2013*

Our borrowers are buying this home through an approved short sale transaction. They document good W-2 incomes and stable employments.

The current owners purchased the property new from the builder in 2002. They encumbered the property with $756,000 in loans.

Per Appraiser: The property offers 2,370 sq. ft. of living space featuring 3 bedrooms, 3 baths and a 2-car garage on a 5,376 sq. ft. lot.



Options: *Available as a multi-beneficiary (partial interest portions) or a whole note (own entire note).*

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	$3,601

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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