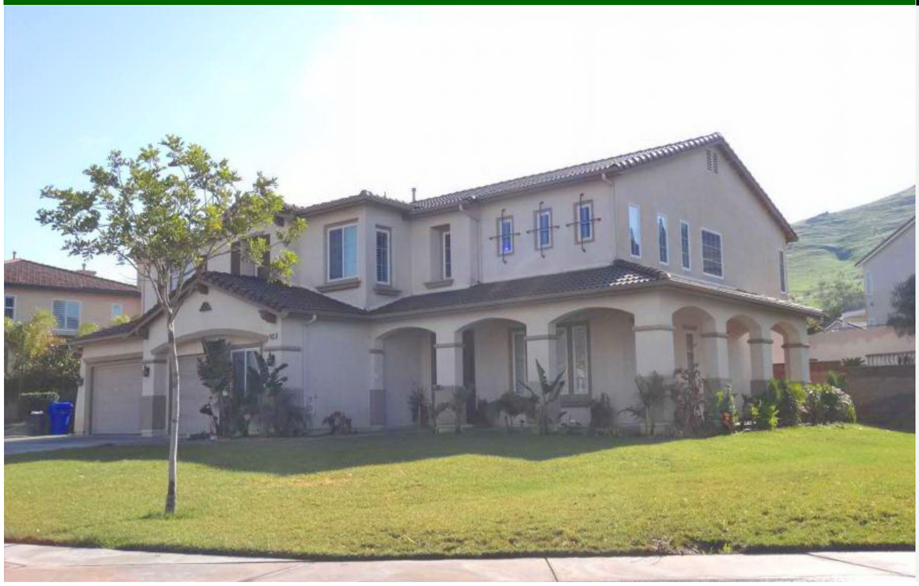
Riverside, CA

Purchase Investment Property

1st Trust Deed Investment

Executive Summary



Property Type	**Single Family**
Occupancy	**Non-Owner**
Loan Amount	**$310,000**
Appraised Value	**$444,000**
Loan-to-Value	**70%**
Protective Equity	**$134,000**
Investor Yield	**11.00%**
Term	**3 Years** (40 due in 3)

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

Comments: *Appraisal dated February 9, 2013*

Our borrowers are buying this property through a standard sale.
They have excellent credit and proven cash reserves.

The seller bought the home in February 2009 for $453,000.
Similar homes in this gated community rent for about $3,700/month.

Per Appraiser: This highly upgraded property offers 4,065 sq. ft. of living space featuring 6 bedrooms, 4 ½ baths, pool/spa, RV parking and a 3-car garage on a 22,651 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
$310,000	whole note – scheduled monthly income	$2,878

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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