Ukiah, CA (Mendocino)

Purchase Investment Property

1st Trust Deed Investment

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Loan Amount	**$466,000**
Appraised Value	**$706,000**
Loan-to-Value	**69%** *
Protective Equity	**$209,000** *
Investor Yield	**11.00%**
Term	**3 Years** (40 due in 3)

* based on Purchase Price of $675,000

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

Comments: *Appraisal dated February 15, 2013*

Our borrower is buying this property through a standard sale below the appraised value. He has very substantial, documented income and significant liquid assets.

The home is overlooking the 17th tee on the Ukiah Valley Golf Course. He expects to earn $4,500/month in rental income.

Per Appraiser: This highly upgraded property offers 2,440 sq. ft. of living space featuring 3 bedrooms, 3 baths, pool/spa and a 2-car garage on a 13,068 sq. ft. view 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
$466,000	whole note – scheduled monthly income	$4,326

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.