Dana Point, CA (Orange)

Purchase Primary Residence

1st Trust Deed Investment

Executive Summary

Property Type	**Single Family**
Occupancy	**Owner**
Loan Amount	**$536,000**
Appraised Value	**$825,000**
Loan-to-Value	**65%**
Protective Equity	**$289,000**
Investor Yield	**10.50%**
Term	**7 Years** (40 due in 7)

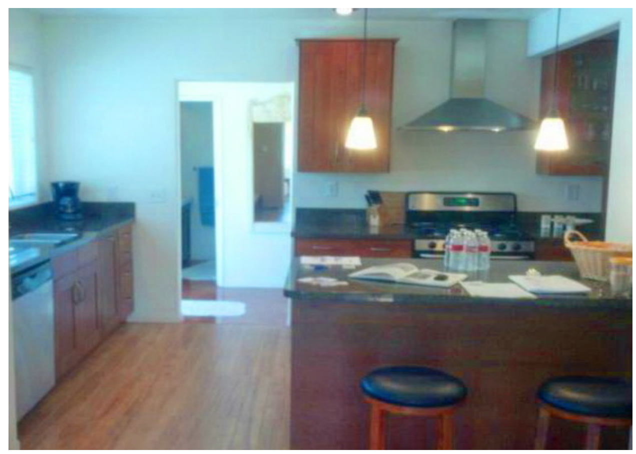
Fund directly into insuring Title Company
Your vesting on Note and Deed of Trust

Comments: *Appraisal dated June 18, 2013*

Our borrower is buying this home for $10,000 more than the appraised value. He has great credit and substantial, documented income. The seller will carry back 20% of the purchase price through a junior lien at 6%

The home is located 1/3 mile due north of Dana Point Harbor and 1 mile east of the Ritz Carlton.

Per Appraiser: This remodeled property offers 1,504 sq. ft. of living space featuring 2 bedrooms, 2 baths and a 2-car garage on a 6,324 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
$536,000	whole note – scheduled monthly income	$4,763

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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