Atherton, CA (San Mateo)

Purchase Investment Property with $3M down

1st Trust Deed Investment

CapitalBenefit
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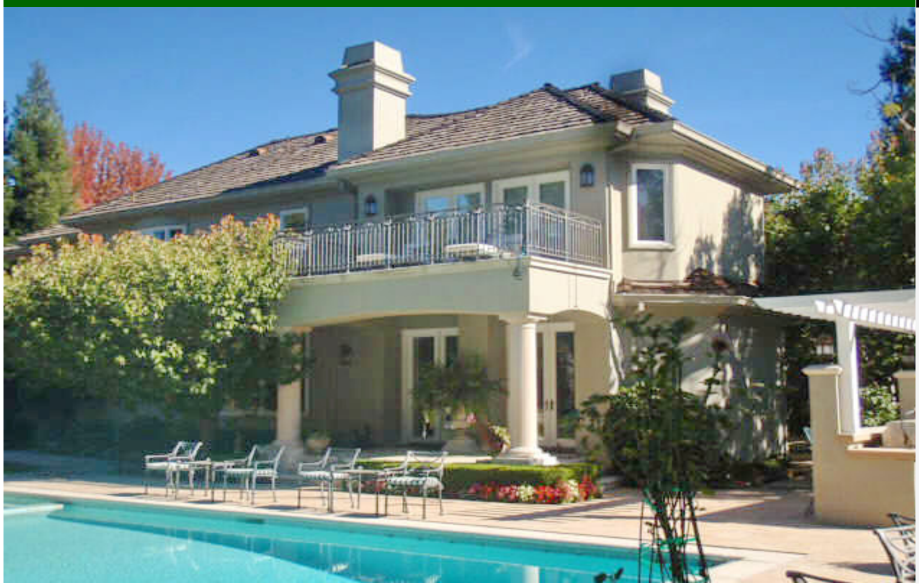
Executive Summary



Property Type	**Single Family**
Occupancy	**Non-Owner**
Loan Amount	**$3,500,000**
Appraised Value	**$6,875,000**
Loan-to-Value	**51%**
Protective Equity	**$3,375,000**
Investor Yield	**9.75%**
Term	**3 Years** (40 due in 3)

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

Comments: *Appraisal dated November 5, 2013*

Our borrower is buying this investment property through a standard sale for the appraised value. She is a developer and plans to enhance the property and sell it within 12 – 18 months.

According to Forbes, the property is located in America's most expensive zip code

The home last sold in 1998 when it was constructed for $4,100,000

Per Appraiser: This property offers 6,881 sq. ft. of living space featuring 5 bedrooms, 6 ½ baths, pool and a 3-car garage on a 1 acre lot.

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

Examples of investor returns —

$100,000	partial interest – scheduled monthly income	$830
$500,000	partial interest – scheduled monthly income	$4,148
$3,500,000	whole note – scheduled monthly income	$29,035

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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