

Capital Benefit: 1st Trust Deed Investment - Executive Summary

Single Family Residence
 Finish Construction
 Beverly Hills, CA



Beverly Glen Neighborhood Architectural Custom Estate

Investment:

Loan Amount	\$ 750,000	Investor Yield	10.50%
Appraised Value	\$1,625,000	Property	Single Family
Loan-to-Value	46%	Occupancy	Non-Owner
Protective Equity	\$ 875,000	Term	1 year I/O

*** Borrower to prepay 6 months of interest ***
 Fund directly into insuring Title Company
 Your vesting on note and deed of trust

Comments: *Appraisal date 12/4/2009*

Our subject property is a residential renovation nearly complete with stunning architecture and Beverly Hills location. Our loan will pay off the existing 1st and provide funds to finish the remaining work estimated to be \$250,000. The cash proceeds will be fund controlled and disbursed according to a disbursement schedule and only after inspections.

Per Appraiser: Subject property offers 2,743 sqft of living space, 4 bedrooms, 4 baths, and a roof deck on a 19,528 sq ft lot.

Options:

Available as multi-beneficiary (partial interest portions) or whole-note purchase (own entire note)

Examples of Investor returns:

\$100,000 partial interest - scheduled monthly income:	\$ 875
\$200,000 partial interest - scheduled monthly income:	\$1,750
\$750,000 whole note - scheduled monthly income:	\$6,563

Loan Servicing:

- Capital Benefit offers comprehensive loan servicing:
- Distributions to investors scheduled 2 x per month
- Monthly and year-end statements to investor
- 1098 and 1099 IRS interest reporting
- Payoff demands, reconveyances
- Senior lien tracking / Insurance & tax monitoring
- Coupons or monthly statements to borrowers
- Late letters / collection efforts / foreclosure processing

Summary information only - call Marcel Bruetsch for more information or a complete due diligence investor package.

For additional Trust Deed Investments, please visit our web site: **www.capitalbenefit.com**, click on **investors**, click on **available trust deeds**, enter password: **yield**

