

# Capital Benefit: 1<sup>st</sup> Trust Deed Investment - Executive Summary

Single Family Residence  
Pebble Beach (Monterey)

**Stunning Trophy Property  
on the 12<sup>th</sup> Fairway at The Links at Spanish Bay**



## Investment:

Loan Amount	<b>\$ 850,000</b>	Investor Yield	<b>9.75%</b>
Appraised Value	<b>\$2,500,000</b>	Property	<b>Townhouse</b>
Loan-to-Value	<b>34%</b>	Occupancy	<b>Non-Owner</b>
Protective Equity	<b>\$1,650,000</b>	Term	<b>3 years</b> (40 due in 3)

Fund directly into insuring Title Company  
Your vesting on note and deed of trust

**Comments:** *Appraisal date 6/4/2010*

Part of an exclusive, gated enclave, this 2-story luxury townhouse overlooks the 12<sup>th</sup> fairway at legendary Spanish Bay in Pebble Beach – host of the 2010 U.S. Open (☎ [www.pebblebeach.com](http://www.pebblebeach.com)). This end unit features the largest floorplan among “The Residences at Spanish Bay” with over 4,000 sqft of living space, 4 bedrooms, 4 ½ baths and detached 2 car garage.

## Options:

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

*Examples of scheduled Investor returns:*

<b>\$ 100,000 partial interest - scheduled monthly income:</b>	<b>\$ 830</b>
<b>\$ 500,000 partial interest - scheduled monthly income:</b>	<b>\$4,148</b>
<b>\$ 850,000 whole note - scheduled monthly income:</b>	<b>\$7,051</b>

## 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**

**CapitalBenefit**

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