

Capital Benefit: 1st Trust Deed Investment - Executive Summary

Single Family Residence
Rancho Mirage (Riverside)



Investment Property in Prestigious Rancho Mirage

Investment:

| | | | |
|-------------------|------------|----------------|-----------------------|
| Loan Amount | \$ 195,000 | Investor Yield | 11.50% |
| Appraised Value | \$ 390,000 | Property | Single Family |
| Loan-to-Value | 50% | Occupancy | Non-Owner |
| Protective Equity | \$ 195,000 | Term | 3 years (40 due in 3) |

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

Comments: Appraisal date 4/28/2010

Our borrower is buying this home as an addition to his portfolio of rentals. This very attractive, recently remodeled property is surrounded by 3 country clubs and comprised of:

- the main home with 1,880 sqft of living space, master bedroom, 2 baths and a great room
- a freestanding guest house with 690 sqft of living space, 2 bedrooms, 2 baths, a kitchenette and an attached 435 sqft recreation room.
- The lot size is over 9,500 square feet.

Options:

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

Examples of scheduled Investor returns:

| | |
|---|---------|
| \$ 50,000 partial interest - scheduled monthly income: | \$ 484 |
| \$ 100,000 partial interest - scheduled monthly income: | \$ 968 |
| \$ 195,000 whole note - scheduled monthly income: | \$1,888 |

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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