

Capital Benefit: 1st Trust Deed Investment - Executive Summary

Hunting Lodge and Ranch
Patterson (Stanislaus County)

824.5 acre Hunting Lodge and Ranch
***** Property generates \$10,800 per month*****



Investment:

Loan Amount	\$ 650,000	Investor Yield	12.99%
Appraised Value	\$1,800,000	Property	Hunting Ranch
Loan-to-Value	31%	Occupancy	Non-Owner
Protective Equity	\$1,150,000	Term	2 years I/O

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

Comments: *Appraisal date 5/9/2009 – BPO 3/5/2010*

Per Appraiser: Subject property is a 824.5 acre parcel with many improvements including two SFRs, a cabin, 4 hunting cabins, large pond, pool, walk-in freezer, cooking facilities and extensive fencing covering 14,000 linear feet.

The property is operating as Broadside Boars Hunting Adventure
Learn more at www.broadsideboarshunting.com

Borrower states that the property generates \$10,800 per month

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:	\$ 1,082
\$200,000 partial interest - scheduled monthly income:	\$2,165
\$650,000 whole note - scheduled monthly income:	\$7,036

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**