

Capital Benefit: 1st Trust Deed Investment - Executive Summary

Single Tenant Restaurant Piru (Ventura County)



Attractive fully retrofitted and remodeled building
High Yield and Low LTV
Popular venue and long term stable tenant
Income of \$2,235/month substantially higher than loan payment

Investment:

Loan Amount	\$95,000	Investor Yield	14.5%
Appraised Value	\$350,000	Property	Commercial
Loan-to-Value	27.14%	Occupancy	Tenant
Protective Equity	\$255,000	Term	3 years interest only

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

Comments: *Appraisal date 6/28/2010*

This Commercial building in the center of Piru (Ventura County), per borrower and appraiser, has been fully earthquake retrofitted and remodeled and is leased by a popular local Mexican restaurant. The tenant has run this restaurant successfully for 20 years – 5 years in this location and has 5 years left on a 10 year lease. Monthly lease income is currently \$2,235/month. Due to the small, quaint, and historic feel to the town, it is often used in Hollywood productions: the restaurant was recently used for a scene in the popular T.V. show “True Blood” – (see next to last picture for a snapshot of the scene).

Options:

Available as whole-note purchase (own entire note)
Examples of scheduled Investor return:

\$ 95,000 whole note - scheduled monthly income: \$1,147.92

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**

