

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

Single Family Residence  
San Juan Capistrano (Orange)

**View Home in Historic San Juan Capistrano**



### Investment:

Loan Amount	<b>\$ 450,000</b>	Investor Yield	<b>10%</b>
Appraised Value	<b>\$1,100,000</b>	Property	<b>Single Family</b>
Loan-to-Value	<b>41%</b>	Occupancy	<b>Non-Owner</b>
Protective Equity	<b>\$ 650,000</b>	Term	<b>5 years (40 due in 5)</b>

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

### Comments: *Appraisal date 5/3/2010*

Borrower is buying this property for his parents.  
Gorgeous hillside estate with luxurious built-ins and high-end appliances and unobstructed views.  
Per Listing Agent: Home offers 4,009 sqft of living space with 5 bedrooms, 4 baths, pool, spa and 3 car garage on a 10,920 sqft lot.

### Options:

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

### Examples of Investor returns:

<b>\$ 50,000 partial interest - scheduled monthly income:</b>	<b>\$ 425</b>
<b>\$100,000 partial interest - scheduled monthly income:</b>	<b>\$ 849</b>
<b>\$450,000 whole note - scheduled monthly income:</b>	<b>\$3,821</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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