Fontana, CA (San Bernardino)
REO Purchase of Income Property

1st Trust Deed Investment

CapitalBenefit
trustd™ investment
Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Loan Amount	**$260,000**
Appraised Value	**$400,000**
LTV	**65%**
Protective Equity	**$140,000**
Investor Yield	**11.25%**
Term	**3 Years** (40 due in 3)

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

Comments: *Appraisal June 8, 2011*

Our borrower is buying this property from the bank for $410,000.
Similar homes rent for about $2,800/month (realtor.com)

In July 2006, the builder sold his home for $766,500.

Per Appraiser: This 5-year old property offers 4,157 sq. ft. of living space featuring 6 bedrooms, 4 ½ baths, and a 3 car garage on a 11,265 sq. ft. lot. Upgrades include cherry wood cabinets, granite counter tops, custom paint, custom wood built-ins and Jacuzzi tub.

Options: *Available as a multi-beneficiary (partial interest portions)*

Examples of investor returns —

$100,000	partial interest – scheduled monthly income	$948
$200,000	partial interest – scheduled monthly income	$1,897
$260,000	whole note – scheduled monthly income	$2,465

Loan Servicing: Capital Benefit offers comprehensive loan servicing

Summary Information only – call Marcel Bruetsch at (949) 566-9040 for more information or a complete investor diligence package.

For additional Trust Deed Investments, visit capitalbenefit.com

Available to California investors or all qualified investors.

CapitalBenefit
the greener money™

Capital Benefit, Inc. 2727 Newport Blvd. #203 Newport Beach, CA 92663
☏ (949) 566-9040 🖷 (949) 566-9262 info@capitalbenefit.com
CA Department of Real Estate – Real Estate Broker License # 01876453 | NMLS ID 254002