

# CapitalBenefit: Private Money Solutions for Realtors®



## \$915,000 Purchase in La Mesa, CA

### Good News, Bad News...

#### The Good News:

You just obtained a listing from the bank on a stunning residence in La Mesa and you have a buyer in love with the property with a \$415,000 cash down payment.

#### The Bad News:

Your listing is brand new construction but was only 98% completed. The property has no occupancy certificate and no ability to qualify for traditional financing.

#### The Solution:

Capital Benefit sourced \$500,000 in private money and funded a new 1st purchase loan - **escrow closed in 12 business days**.

#### The Results:

1. The bank sold the property and moved another REO off the books.
2. The Realtors performed for both the seller and buyer, closed escrow and earned commissions.
3. The buyer purchased a dream home.

***Turn "good news, bad news" into a "win—win" conclusion.***

Capital Benefit has the flexibility to help your buyers obtain financing when other options are closed.

- Up to 60% of purchase price
- Average time from start to funding — 10 business days
- Flexibility to approve the loan

Private Money Solutions for Realtors®

**949.566.9040**



**CapitalBenefit**  
the greener money™

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