Riverside, CA (Riverside)

REO Purchase with $157,000 Cash Down

1st Trust Deed Investment

CapitalBenefit
trustd™ investment
Executive Summary

Property Type	**Single Family**
Occupancy	**Owner**
Loan Amount	**$236,000**
Appraised Value	**$400,000**
Loan-to-Value	**60%** *
Protective Equity	**$157,000** *
Investor Yield	**11.00%**
Term	**7 Years** (40 due in 7)

Based on purchase price of $393,000

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

Comments: *Appraisal dated July 14, 2011*

Our borrower is purchasing this large executive style home with a 40% ($157,000) cash down payment.
The home will serve as the primary residence of the borrower.
The property is bank owned with a tenant currently living in the residence.
Property history shows the builder sold the home new in 2004 for $618,000.

Per Appraiser: Our subject property offers 4,111 sq. ft. of living space featuring 6 bedrooms, 4 baths and a 3 car garage on a 14,810 sq. ft. lot.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$464
$100,000	partial interest – scheduled monthly income	$928
$236,000	whole note – scheduled monthly income	$2,190

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.

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Capital Benefit, Inc. 2727 Newport Blvd. #203 Newport Beach, CA 92663
☎ (949) 566-9040 🖷 (949) 566-9262 info@capitalbenefit.com
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