

Hayward, CA (Alameda)

Short Sale Purchase of Rental Property

1st Trust Deed Investment

CapitalBenefit trustd™ investment Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Loan Amount	\$285,000
Appraised Value	\$545,000
Loan-to-Value	53% *
Protective Equity	\$250,000 *
Investor Yield	11.00%
Term	3 Years (40 due in 3)

* based on Purchase Price of \$535,000

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

Comments: *Appraisal dated August 30, 2011*

Our borrower is purchasing this property with a \$250,000 down payment. Similar homes rent for about \$3,000 - \$3,500/month (realtor.com) which exceeds the monthly mortgage payment.

Property history shows that the home was previously bought for \$755,000 in June 2000 and eventually encumbered with a \$1,000,000 loan in June 2007!

Per Appraiser: This property offers 4,052 sq. ft. of living space featuring 4 bedrooms, 4 baths on a 39,644 sq. ft. lot. Other features include a large indoor pool, entertainment room, 3 car carport, 3 fireplaces, a deck and patio.



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

Examples of investor returns —

\$100,000	partial interest – scheduled monthly income	\$928
\$200,000	partial interest – scheduled monthly income	\$1,856
\$285,000	whole note – scheduled monthly income	\$2,645

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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