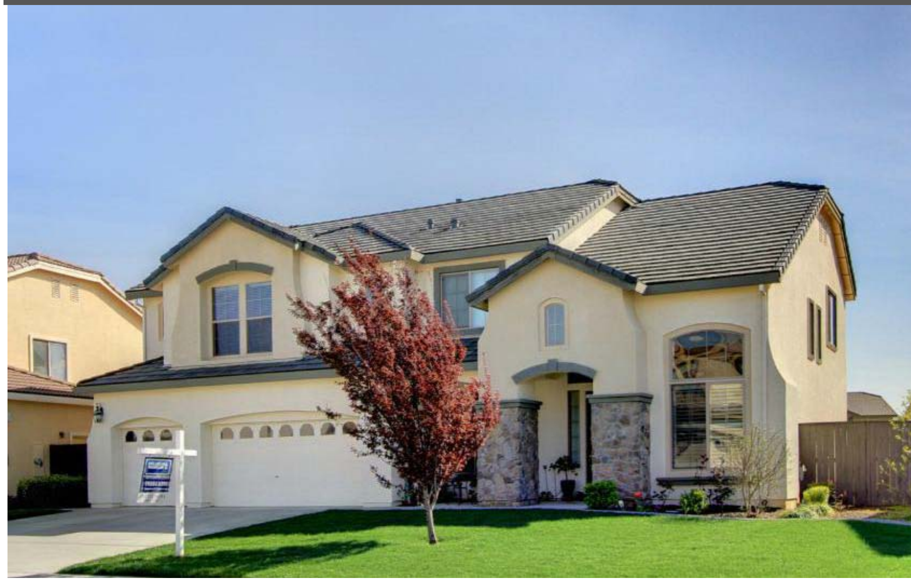
Elk Grove, CA (Sacramento)

Short Sale Purchase with $200,000 down

1st Trust Deed Investment

CapitalBenefit
trustd™ investment
Executive Summary



Property Type	**Single Family**
Occupancy	**Non-Owner**
Loan Amount	**$135,000**
Appraised Value	**$335,000**
Loan-to-Value	**40%**
Protective Equity	**$200,000**
Investor Yield	**10.75%**
Term	**3 Years** (40 due in 3)

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

Comments: *Appraisal dated September 21, 2011*

Our borrower is a registered nurse on the job for 20 years and co-borrower has been working for UC Davis for 11 years. They own a number of homes in the area and are adding to their portfolio by putting 60% cash down.

In 2006, current owner bought property from builder for $628,000 !
Similar homes rent for $2,800/month (realtor.com)

Follow this link for a Virtual Tour

Per Appraiser: This 5-year old property offers 3,164 sq. ft. of living space featuring 5 bedrooms, 3 ½ baths and a 3 car garage on a 8,342 sq. ft. lot.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$454
$100,000	partial interest – scheduled monthly income	$908
$135,000	whole note – scheduled monthly income	$1,226

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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