Hemet, CA (Riverside)

REO Purchase with 40% down

1st Trust Deed Investment

CapitalBenefit
trustd™ investment
Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Loan Amount	**$97,000**
Appraised Value	**$163,000**
Loan-to-Value	**60%** *
Protective Equity	**$64,000** *
Investor Yield	**11.50%**
Term	**3 Years** (40 due in 3)

* based on $161,000 Purchase Price

Fund directly into insuring Title Company
Your vesting on Note and Deed of Trust

Comments: *Appraisal dated December 7, 2011*

Our borrower is buying this property directly from the bank.
Similar homes rent for about $1,700/month (realtor.com).

Previous owner bought the home in 2006 from the builder for $389,000!

Per Appraiser: This property offers 2,671 sq. ft. of living space featuring 4 bedrooms, 2 ½ baths and a 2 car garage on a 6,534 sq. ft. lot.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$484
$97,000	whole note – scheduled monthly income	$939

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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