

Cathedral City, CA (Riverside)

## Short Sale purchase of Rental Property

1<sup>st</sup> Trust Deed Investment

# CapitalBenefit trustd™ investment Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Loan Amount	\$69,000
Appraised Value	\$115,000
Loan-to-Value	60%
Protective Equity	\$46,000
Investor Yield	11.00%
Term	3 Years (40 due in 3)

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

### Comments: *Appraisal dated January 24, 2012*

Our borrower is buying this home on an approved short sale at the appraised value.

Similar homes rent for about \$2,300/month which should provide the buyer with significant positive cash flow.

The current owner had encumber the property with over \$300,000 !

Per Appraiser: This property offers 1,414 sq. ft. of living space featuring 3 bedrooms, 2 baths, pool/spa and a 2 car garage on a 7,841 sq. ft. lot.

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

Examples of investor returns —

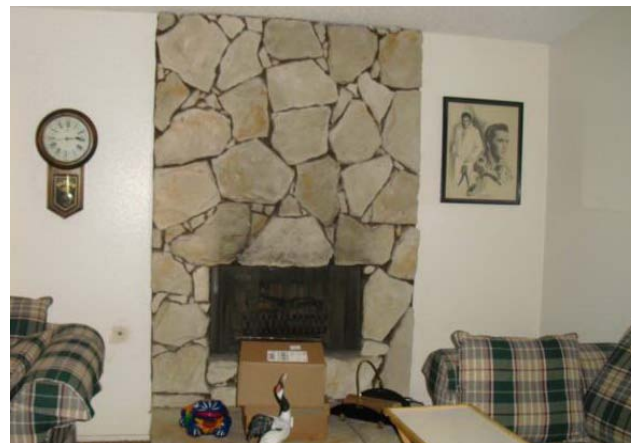
\$50,000	partial interest – scheduled monthly income	\$464
\$69,000	whole note – scheduled monthly income	\$640

**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](http://capitalbenefit.com)

Available to California investors or all qualified investors.



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