Pinole, CA **(Contra Costa)**

REO purchase with 44% down

1st Trust Deed Investment

CapitalBenefit
trustd™ investment
Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Loan Amount	**$150,000**
Appraised Value	**$270,000**
Loan-to-Value	**56%**
Protective Equity	**$120,000**
Investor Yield	**10.50%**
Term	**2 Years** (40 due in 2)

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

Comments: *Appraisal dated March 6, 2012*

Our borrower is buying this property from Fannie Mae for the appraised value.

This home last sold on April 28, 2006 for $540,000 !

Similar homes rent for about $1,900/month (realtor.com)

Per Appraiser: This property offers 1,439 sq. ft. of living space featuring 4 bedrooms, 2 baths and a 2 car garage on a 7,500 sq. ft. lot.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$444
$100,000	partial interest – scheduled monthly income	$889
$150,000	whole note – scheduled monthly income	$1,333

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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