San Jose, CA (Santa Clara)

Short Sale Purchase of Rental Property

1st Trust Deed Investment

Capital Benefit
the greener money™

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Loan Amount	**$203,000**
Appraised Value	**$380,000**
Loan-to-Value	**70%** *
Protective Equity	**$87,000** *
Investor Yield	**11.00%**
Term	**2 Years** (40 due in 2)

* based on Purchase Price of $290,000

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

Comments: *Appraisal dated June 7, 2012*

Our borrower is a Silicon Valley software architect with perfect credit.
He is buying his first income property on an approved Short Sale at significantly below appraised value.
He plans to rehab the home to maximize rents.

Similar homes rent for about $2,200/month (Zillow)

Per Appraiser: This property offers 895 sq. ft. of living space featuring 3 bedrooms, 2 baths and a 2 car garage on a 4,356 sq. ft. lot.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$464
$100,000	partial interest – scheduled monthly income	$928
$203,000	whole note – scheduled monthly income	$1,884

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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