

Hawthorne, CA (Los Angeles)

## Short Sale Purchase of Rental Property

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



**Capital Benefit**  
the greener money™

### Executive Summary



|                   |                              |
|-------------------|------------------------------|
| Property Type     | <b>Townhouse</b>             |
| Occupancy         | <b>Non-Owner</b>             |
| Loan Amount       | <b>\$95,000</b>              |
| Appraised Value   | <b>\$155,000</b>             |
| Loan-to-Value     | <b>65%</b>                   |
| Protective Equity | <b>\$51,000</b>              |
| Investor Yield    | <b>11.00%</b>                |
| Term              | <b>3 Years (40 due in 3)</b> |

\* based on purchase price of \$146,000

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

#### **Comments:** *Appraisal dated July 17, 2012*

Our borrower is buying this townhouse on an approved short sale. He has excellent credit and owns 3 other rental properties including another unit in the same development.

This unit is rented at \$1,925/month.

The current owner bought the unit in March 2009 for \$325,000.

Per Appraiser: This 5-year old property offers 1,100 sq. ft. of living space featuring 3 bedrooms, 2 ½ baths and a 2-car garage.

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

Examples of investor returns —

|          |                                             |       |
|----------|---------------------------------------------|-------|
| \$50,000 | partial interest — scheduled monthly income | \$464 |
| \$95,000 | whole note — scheduled monthly income       | \$882 |

**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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