Whittier, CA (Los Angeles)

Purchase REO as Rental Property

1st Trust Deed Investment

CapitalBenefit
the greener money™

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Loan Amount	**$260,000**
Appraised Value	**$400,000**
Loan-to-Value	**65%**
Protective Equity	**$140,000**
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 July 5, 2012*

Our borrower is buying this home directly from the REO lender at the appraised value. This transaction must close by 7/30/2012.

The previous owner bought the property in 2005 for $525,000.

Similar homes rent for about $1,700/month (Zillow.com)

Per Appraiser: This property offers 1,311 sq. ft. of living space featuring 3 bedrooms, 2 baths, pool and a 2-car garage on a 8,550 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
$260,000	whole note – scheduled monthly income	$2,413

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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