San Diego, CA
Short Sale Purchase of Rental Unit
1st Trust Deed Investment

Capital Benefit the greener money™

Executive Summary

Property Type	**Townhouse**
Occupancy	**Non-Owner**
Loan Amount	**$78,000**
Appraised Value	**$130,000**
Loan-to-Value	**60%**
Protective Equity	**$52,000**
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

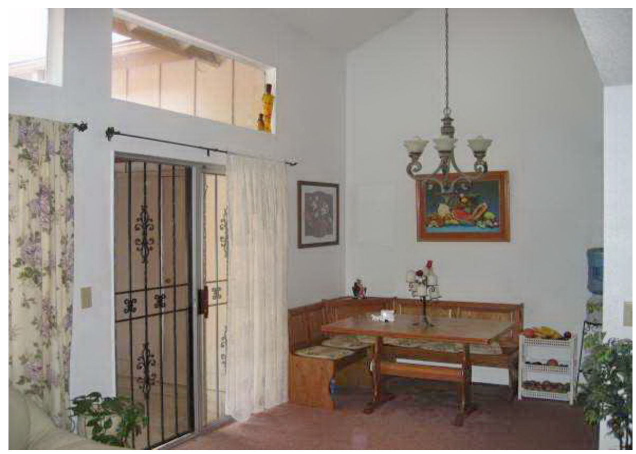
Comments: *Appraisal dated August 17, 2012*

Our borrower is buying this unit on an approved short sale at the appraised value. The transaction must close by September 7, 2012.

In 2005, the current owner paid $370,000 !!!

Similar properties rent for about $1,400/month (zillow.com)
Buyer should realize positive cash flow.

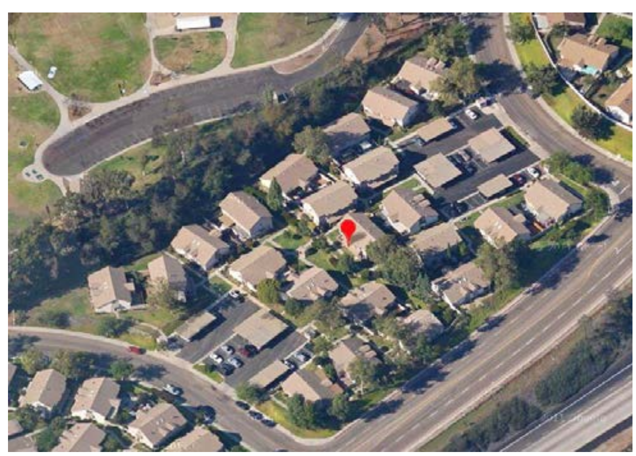
Per Appraiser: This property offers 1,224 sq. ft. of living space featuring 3 bedrooms, 2 baths and 1 car port. Common areas include a pool.



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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$444
$78,000	whole note – scheduled monthly income	$693



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.

Capital Benefit the greener money™

Capital Benefit, Inc. 2727 Newport Blvd. #203 Newport Beach, CA 92663
☎ (949) 566-9040 🖷 (949) 566-9262 info@capitalbenefit.com
CA Department of Real Estate – Real Estate Broker License # 01876453 | NMLS ID 254002