Concord, CA (Contra Costa)

Purchase of Rental Condo

1st Trust Deed Investment

CapitalBenefit
the greener money™

Executive Summary

Property Type	**Condo**
Occupancy	**Non-Owner**
Loan Amount	**$90,000**
Appraised Value	**$145,000**
Loan-to-Value	**65%** *
Protective Equity	**$49,000** *
Investor Yield	**10.875%**
Term	**2 Years** (40 due in 2)

* based on a purchase price of $139,000

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

Comments: *Appraisal dated August 2, 2012*

Our borrower is buying this property on an approved short sale.

Similar units rent for about $1,600 per month (zilliow.com).

Property last sold in November of 2005 for $365,000 with Countrywide financing $364,900. The Countrywide loans are now the subject of the short sale.

Per Appraiser: This property offers 1,292 sq. ft. of living space featuring 3 bedrooms, 2 baths and covered parking. The condominium complex features a pool and clubhouse

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

Examples of investor returns —

$40,000	partial interest – scheduled monthly income	$367
$90,000	whole note – scheduled monthly income	$826

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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