Huntington Beach, CA (Orange)

Short Sale Purchase with $450,000 down

1st Trust Deed Investment

Capital Benefit
the greener money™

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Loan Amount	**$825,000**
Appraised Value	**$1,650,000**
Loan-to-Value	**65%** *
Protective Equity	**$443,700** *
Investor Yield	**10.50%**
Term	**3 Years** (40 due in 3)

* based on a Purchase Price of $1,268,700

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

Comments: *Appraisal dated September 1, 2012*

Our borrower is buying this home through an approved short sale for $400,000 below the appraised value.

She has a tenant lined up at $8,900/month.

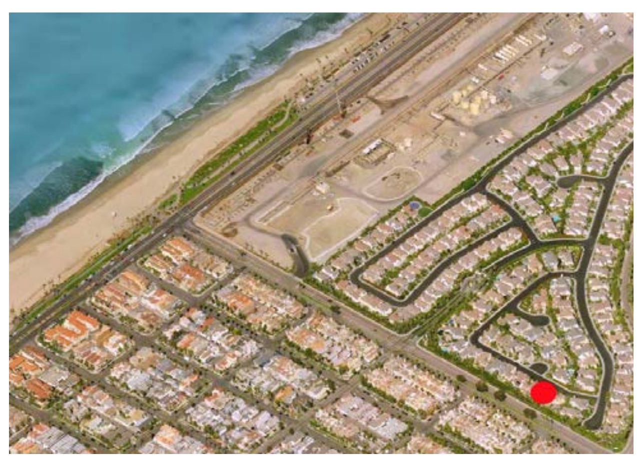
The home is part of the guard-gated community "The Boardwalk" and is located just ¼ mile from the beach.

Per Appraiser: This highly upgraded property offers 4,260 sq. ft. of living space featuring 4 bedrooms, 4 ½ baths, pool, spa, koi pond, barbeque island and a 3-car garage on a 8,773 sq. ft. lot.

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

Examples of investor returns —

$100,000	partial interest – scheduled monthly income	$889
$250,000	partial interest – scheduled monthly income	$2,221
$825,000	whole note – scheduled monthly income	$7,331



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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