Lakeside, CA (San Diego)

REO Purchase of Investment Property

1st Trust Deed Investment

Capital Benefit
the greener money™

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Loan Amount	**$183,000**
Appraised Value	**$282,000**
Loan-to-Value	**65%**
Protective Equity	**$99,000**
Investor Yield	**11.00%**
Term	**2 Years** (40 due in 2)

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

Comments: *Appraisal dated September 27, 2012*

Our borrower is buying this home directly from the bank. He has excellent credit and plans to update the property to maximize its rental potential.

Similar homes rent for about $2,200/month (zillow.com).

The previous owner owed his lenders over $700,000 !

Per Appraiser: This property offers 1,372 sq. ft. of living space featuring 2 bedrooms, 2 baths, pool/spa and a 2-car garage on a 26,572 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
$183,000	whole note – scheduled monthly income	$1,699

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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