Whittier, CA (Los Angeles)

Short Sale Purchase of Investment Property

1st Trust Deed Investment

Capital Benefit — the greener money™

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Loan Amount	**$182,000**
Appraised Value	**$395,000**
Loan-to-Value	**65%** *
Protective Equity	**$98,000** *
Investor Yield	**10.75%**
Term	**2 Years** (40 due in 2)

* based on Purchase Price of $280,000

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

Comments: *Appraisal dated December 17, 2012*

Our borrower is buying this property through an approved short sale transaction for significantly less than the appraised value.

This transaction must close by December 27, 2012

Similar homes rent for about $2,300/month.

Per Appraiser: This property offers 1,553 sq. ft. of living space featuring 3 bedrooms, 2 baths and a 2-car garage on a 6,871 sq. ft. lot.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$454
$100,000	partial interest – scheduled monthly income	$908
$182,000	whole note – scheduled monthly income	$1,653

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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