San Jose, CA (Santa Clara)

Short Sale Purchase of Investment Property

1st Trust Deed Investment

CapitalBenefit the greener money™

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Loan Amount	**$238,000**
Appraised Value	**$460,000**
Loan-to-Value	**70%** *
Protective Equity	**$102,000** *
Investor Yield	**11.00%**
Term	**3 Years** (40 due in 3)

* based on a Purchase Price of $340,000

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

Comments: *Appraisal dated December 10, 2012*

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

Borrower has previously obtained a mortgage on another rental purchase from Capital Benefit. His account is current, and all payments have been made in full and on-time.

Similar homes rent for $2,600 per month (zillow.com).

Per Appraiser: The property offers 1,997 sq. ft. of living space featuring 4 bedrooms, 3 bathrooms and a 2-car garage on a 6,000 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
$238,000	whole note – scheduled monthly income	$2,209

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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