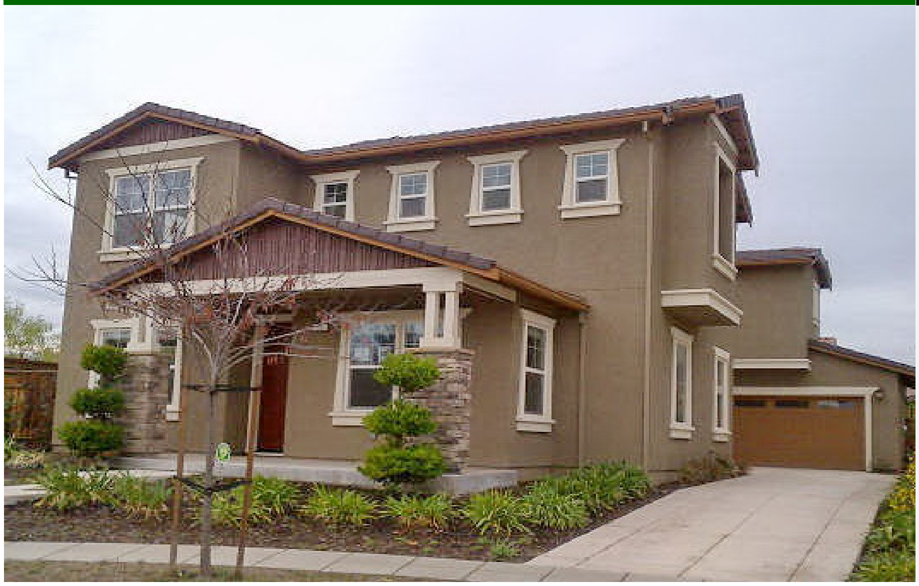
# Mountain House, CA (San Joaquin)

## REO Purchase of Rental Property

1st Trust Deed Investment

Capital Benefit — the greener money™

## Executive Summary



| | |
|---|---|
| Property Type | **Single Family** |
| Occupancy | **Non-Owner** |
| Loan Amount | **$150,000** |
| Appraised Value | **$388,000** |
| Loan-to-Value | **39%** |
| Protective Equity | **$238,000** |
| Investor Yield | **10.00%** |
| Term | **2 Years** (40 due in 2) |

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

**Comments:** *Appraisal dated December 4, 2012*

Our borrower is buying this 4-year-old home directly from the U. S. Dept. of Housing and Urban Development at the appraised value.

Similar homes rent for about $2,800/month (zillow.com)

Per Appraiser: This nicely upgraded property offers 2,956 sq. ft. of living space featuring 5 bedrooms, 4 baths and a 3-car garage on a 7,405 sq. ft. lot.

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

Examples of investor returns —

| | | |
|---|---|---|
| $50,000 | partial interest – scheduled monthly income | $425 |
| $100,000 | partial interest – scheduled monthly income | $849 |
| $150,000 | whole note – scheduled monthly income | $1,274 |

**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.