Tracy, CA (San Joaquin)

Short Sale Purchase of Rental Property

1st Trust Deed Investment

Capital Benefit
the greener money™

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Loan Amount	**$97,000**
Appraised Value	**$175,000**
Loan-to-Value	**69%** *
Protective Equity	**$43,000** *
Investor Yield	**11.50%**
Term	**2 Years** (40 due in 2)

* based on a Purchase Price of $140,000

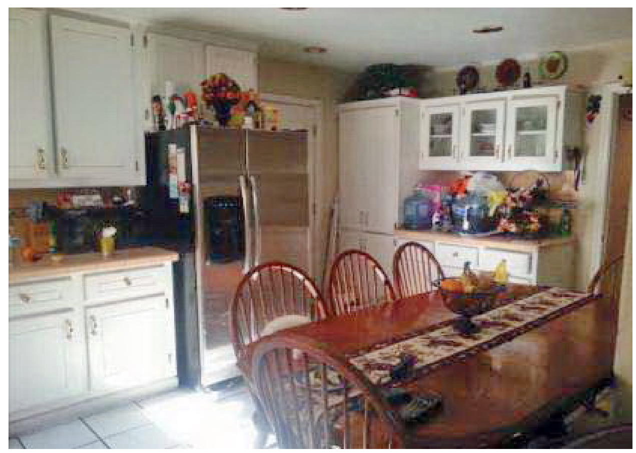
Fund directly into insuring Title Company
Your vesting on Note and Deed of Trust

Comments: *Appraisal dated January 3, 2013*

Our borrower is buying this home through an approved short sale transaction for substantially less than the appraised value.
She is a California-licensed real estate salesperson.

Similar homes rent for about $1,500/month (zillow.com)

Per Appraiser: This property offers 1,358 sq. ft. of living space featuring 4 bedrooms, 2 baths and a 2-car garage on a 6,098 sq. ft. lot.



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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$484
$97,000	whole note – scheduled monthly income	$939

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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