Oakland, CA (Alameda)

REO Purchase of Rental Condo

1st Trust Deed Investment

Executive Summary

Property Type	**Condominium**
Occupancy	**Non-Owner**
Loan Amount	**$224,000**
Appraised Value	**$320,000**
Loan-to-Value	**70%**
Protective Equity	**$96,000**
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

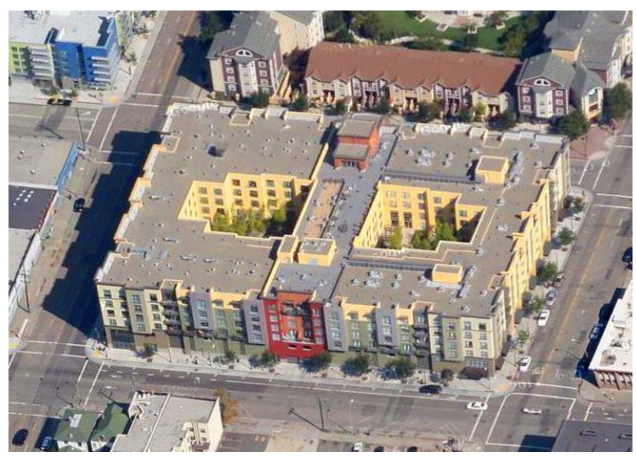
Comments: *Appraisal dated November 12, 2012*

Our borrower is buying this property directly from the lender.
He has excellent credit and stable employment.

The building is located 4 blocks South of the Federal Building.
Similar units rent for about $2,300/month.

Previous owner bought the unit on 8/8/2006 for $538,500

Per Appraiser: This 7-year old property is located on the 3rd floor and offers 1,214 sq. ft. of living space featuring 2 bedrooms, 2 baths. The building includes a club house, gym and security.



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
$224,000	whole note – scheduled monthly income	$2,079

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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