## San Diego, CA

## Short Sale Purchase of Rental Condo

1st Trust Deed Investment

CapitalBenefit the greener money™

**Executive Summary**

| | |
|---|---|
| Property Type | **Condominium** |
| Occupancy | **Non-Owner** |
| Loan Amount | **$87,000** |
| Appraised Value | **$125,000** |
| Loan-to-Value | **70%** |
| Protective Equity | **$38,000** |
| 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 March 5, 2013*

Our borrower is buying this unit through an approved short sale transaction. He plans to do a light remodel to maximize rental potential.

Similar units rent for about $1,700/month (zillow.com)

This is the second purchase Capital Benefit is financing for this borrower. He has a perfect payment history on the first transaction.

Per Appraiser: This property offers 1,158 sq. ft. of living space featuring 3 bedrooms, 2 baths and a 2-car garage.

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

Examples of investor returns —

| | | |
|---|---|---|
| $50,000 | partial interest – scheduled monthly income | $464 |
| $87,000 | whole note – scheduled monthly income | $808 |

**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.