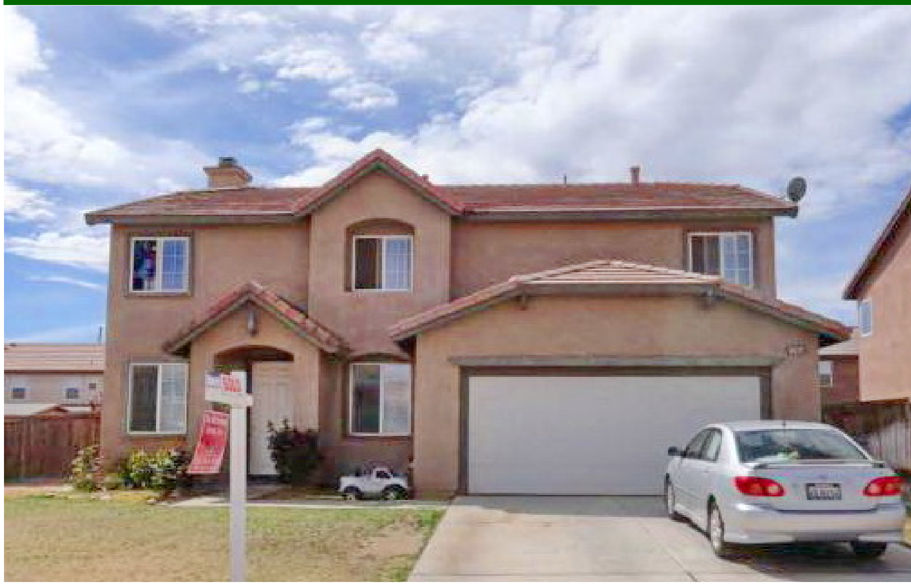
**Hesperia, CA** (San Bernardino)

**REO Purchase of Rental Property**

1st Trust Deed Investment

Executive Summary



| | |
|---|---|
| Property Type | **Single Family** |
| Occupancy | **Non-Owner** |
| Loan Amount | **$115,000** |
| Appraised Value | **$175,000** |
| Loan-to-Value | **70% *** |
| Protective Equity | **$50,000 *** |
| Investor Yield | **11.00%** |
| Term | **2 Years** (40 due in 2) |

* based on Purchase Price of $165,000

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

**Comments:** *Appraisal dated April 4, 2013*

Our borrowers are buying this home directly from Fannie Mae for $10,000 less than the appraised value.
They have strong credit, substantial income and several rental properties.

The current tenant is paying $1,300/month

The home last sold in 2008 for $250,000

Per Appraiser: This property offers 2,690 sq. ft. of living space featuring 5 bedrooms, 3 baths and a 2-car garage on a 7,931 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 |
| $115,000 | whole note – scheduled monthly income | $1,068 |

**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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