Milpitas, CA (Santa Clara)

Short Sale Purchase of Investment Property

1st Trust Deed Investment

CapitalBenefit
the greener money™

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Loan Amount	**$206,000**
Appraised Value	**$467,000**
Loan-to-Value	**70% ***
Protective Equity	**$88,000 ***
Investor Yield	**10.50%**
Term	**3 Years** (40 due in 3)

* based on Purchase Price of $294,000

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

Comments: *Appraisal dated April 4, 2013*

Our borrower is buying this property through an approved short sale transaction for $173,000 less than the appraised value.
The borrower has excellent credit and documented income.

The property last sold in July 2005 for $650,000.

Similar properties rent for about $2,300/month (zillow.com).

Per Appraiser: The property offers 1,027 sq. ft. of living space featuring 3 bedrooms, 2 baths and a 2-car garage on a 5,700 sq. ft. lot.

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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$444
$100,000	partial interest – scheduled monthly income	$888
$206,000	whole note – scheduled monthly income	$1,830

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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