Oakland-Bella Vista, CA (Alameda)

Short Sale Purchase of Rental Property

1st Trust Deed Investment

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Loan Amount	**$131,000**
Appraised Value	**$202,000**
Loan-to-Value	**65%**
Protective Equity	**$71,000**
Investor Yield	**11.50%**
Term	**2 Years** (40 due in 2)

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

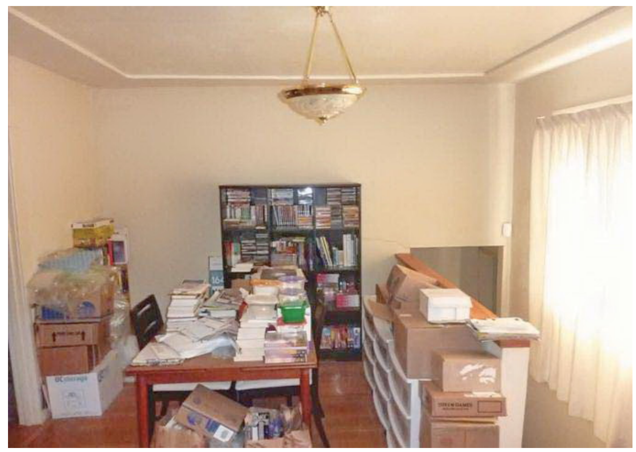
Comments: *Appraisal dated April 8, 2013*

Our borrower is a Silicon Valley engineer with excellent credit and a large portfolio of rental properties. He is buying this home through an approved short sale transaction for the appraised value.

The current owner owes $348,000.

Similar homes rent for about $1,800/month (zillow.com)

Per Appraiser: This property offers 978 sq. ft. of living space featuring 2 bedrooms and 1 bath on a 2,880 sq. ft. lot.



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

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$484
$100,000	partial interest – scheduled monthly income	$968
$131,000	whole note – scheduled monthly income	$1,268

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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