Clovis, CA (Fresno)

REO Purchase of Investment Property

1st Trust Deed Investment

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Loan Amount	**$125,000**
Appraised Value	**$265,000**
Loan-to-Value	**47%**
Protective Equity	**$140,000**
Investor Yield	**10.50%**
Term	**3 Years** (40 due in 3)

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

Comments: *Appraisal dated March 13, 2013*

Our borrower is purchasing this property directly from HUD for $13,000 more than the appraised value. She is a California licensed Real Estate Broker

Similar homes rent for about $1,930/month (zillow.com).

The last owner had encumbered the property for over $425,000

Per Appraiser: The property offers 2,937 sq. ft. of living space featuring 4 bedrooms, 3 baths and a 3-car garage on a 7,533 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	$889
$125,000	whole note – scheduled monthly income	$1,110

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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